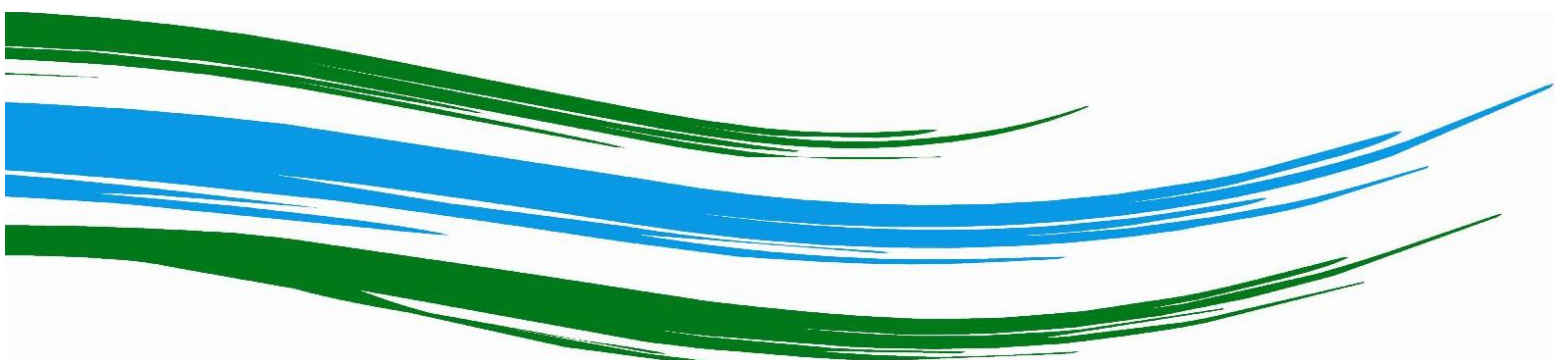


Camden Council

Attachments

Ordinary Council Meeting
8 December 2020



ORDINARY COUNCIL

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General Purpose & Special Purpose Financial Statements

For the Year Ended 30 June 2020

ORD01

Attachment 1



camden
council

ORD01

Attachment 1

Camden Council

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2020

Camden, the Best of Both Worlds

Executive Summary – 2019/20 Annual Financial Statements

Camden continues to be one of the fastest growing areas in New South Wales with more than 100 new residents per week. This growth places substantial pressure on Council's finances and resources. The cost of planning for growth is an upfront cost that is required before additional rate income is realised through growth.

The last quarter of the financial year was also impacted by COVID-19 with the closure of facilities and additional cost to implement prudent risk measures to protect staff and our community. Further information on the impact of COVID-19 is provided below. 2019/20 also saw the introduction of new accounting standards relating to Income recognition (AASB 1058 and 15) and leases (AASB 16), the impact to Council's financial performance was immaterial.

Council works closely with all levels of Government and the community to ensure there is a balance between providing for existing residents and those we welcome to Camden in the future.

The information below provides a snapshot of Council's financial performance over the past 12 months, more detailed information is provided within the Financial Statements.

Financial Performance

The following table highlights the 'financial performance' comparison between 2019/20 and 2018/19:

Income Statement	2019/20 \$'000	2018/19 \$'000
Total Income from Continuing Operations	\$263,322	\$238,973
Total Expenses from Continuing Operations	\$125,557	\$124,608
Surplus Operating Result from Continuing Operations	\$137,765	\$114,365
Grants and Contributions provided for Capital Purposes	\$153,981	\$130,445
Net Operating Result before Grants and Contributions provided for Capital Purposes (deficit)	(\$16,216)	(\$16,080)

Local Government Accounting - Operating Result

It is important to note that the operating result shown in the Income Statement is not Council's budget or cash position. The Income statement complies with the International Financial Reporting Standards and is required to be reported on an accrual basis, it considers non-cash entries and the timing of the receipt or payment of money. Council's budget is done on a cash basis. The reported surplus of \$137.8 million (after capital items) does not mean Council has additional funds of \$137.8 million to spend. Alternatively, the fact that Council's Income Statement has a reported deficit of \$16.2 million (before capital items) does not mean Council's budget is overspent or Council's liquidity position is poor.

Council continues to balance its budget annually and its liquidity position is strong as demonstrated by the financial indicators in Note 28 to the Financial Statements.

Operating Result (after capital items)

The 2019/20 Operating Result after accounting for capital income is a surplus of \$137.8 million (\$114.4 million 2018/19). This surplus is primarily due to non-cash contributions made by developers for infrastructure such as roads, drainage and open space. The value of the non-cash dedications for 2019/20 was \$126.7 million (\$89.8 million 2018/19). Accounting standards require the dedication of assets (non-cash) to be brought to account as income which inflates the surplus reported.

Operating Result (before capital items)

Council's operating result before capital items is a deficit of \$16.2 million. This result excludes capital income of \$153.9 million. The result is consistent with last year's result. Council's depreciation expense has increased by \$6.83 million over the past 2 years. The impact of depreciation expense is significant due to a unique environment of substantial growth, Council's current economies of scale and the method used to calculate depreciation expense. Council is currently constructing or receiving dedicated assets that provide for a population in the future. The straight-line method of calculating depreciation expense does not consider growth or the current population, meaning the expense is representative of a higher capacity to pay or greater economies of scale. There is also a timing issue to consider, Council must provide for infrastructure now, this cannot be done after the population arrives.

Council has not ignored the need to understand the consumption of assets and the need to provide for future renewal. Council has invested over \$23 million in community infrastructure renewal programs over the past 10 years and will continue to invest in renewal programs representative of its capacity to pay. Significant growth in infrastructure and council's economies of scale will continue to be an issue for Council and needs to be understood when considering Council's financial performance in a rapidly growing

environment. It has been through the Council's understanding of this that it remains in a strong cash position with a good capacity for debt to assist in managing its growth now and into the future (See Note 28).

Other significant movements include an increase in Rates and Charges income of \$4.2 million (growth), a decrease in User Charges and Fees of \$6.0 million (Centre closures due to COVID-19, Development Assessment Income due to economic environment and Rental Income of \$1.9 million is now shown as a separate line item due to AASB 16). Council allowed for an additional 17 new positions during 2019/20 to meet the demand for essential services. Salaries and Wages increased by \$3.9 million. Materials and Contracts decreased by \$4.2 million (2018/19 Materials and Contracts included works for Roads and Maritime Services (RMS) which inflated Council's normal level of Material and Contracts. The 2019/20 expense is normalised). Depreciation expense increased by \$3.2 million due to the Council's growing asset base.

Council continues to monitor its operating result and whilst Council's liquidity position is strong, Council recognises that longer term, operating deficits are not sustainable and that sustained reported deficits will ultimately reduce Council's ability to maintain or replace its asset base over time. Council expects that this position will improve over time through increased income associated with growth and prudent long-term financial management of expenditure budgets that consider the timing of future income.

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

✓ **Balanced Budget**

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

✓ **Loans**

Council still has a good capacity to borrow for capital projects (one-off) upon the appropriate financial assessment being completed. Council also considers low-interest loan programs under the Local Infrastructure Renewal Scheme (LIRS) offered by the State Government. This program has already realised Council over \$700,000 in loan interest savings.

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

Council has a 10-year LTFP which is updated quarterly. The LTFP is critical to Council's planning and monitoring of its immediate and future financial sustainability. It is central to correcting the reported operating deficit in the Income Statement by containing expenditure and allowing natural growth in Council's income base to achieve a balanced or reported operating surplus. It allows Council to make informed decisions about sustainable levels of debt and reserves (liquidity) it also forms part of a suite of resourcing plans that support Council's Integrated Planning and Reporting Package.

✓ **Asset Management Planning**

Sound asset management and the correct allocation of resources are central to Council's sustainability. Council has a dedicated asset management section which continues to

monitor Council's asset maintenance and renewal programs now and into the future. A recent review was undertaken to review the useful life of infrastructure assets and market test unit rates as part of the revaluation process for Roads, Bridges and Drainage. Council's infrastructure backlog remains within the industry benchmark.

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

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

✓ **Community Infrastructure Renewal Programs**

Council endorsed a \$5.1 million Community Infrastructure Renewal Program as part of its 2019/20 budget to continue the renewal of assets in a poor condition. This program was put in place without the need to raise rates beyond that approved by IPART for 2019/20.

✓ **Building Partnerships**

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

✓ **Organisational Improvement Plan**

Council remains committed to continuously improving its financial and non-financial performance and continuing its path to excellence and best practice. Council's five-year Organisational Strategic Plan which commenced in July 2019 provides the roadmap to deliver measurable improvement across six key result areas: Good Governance, Financially Successful, Effective Leadership, Engaged People, Improved Processes, Knowledge and Systems, and Customer Focused. In the 2019/20 financial year, five organisational transformational projects were delivered with another 12 commenced.

Statement of Financial Position

The net value of assets owned by our community is \$2.0 billion (\$1.67 billion in 2018/19). The majority of this equity relates to the ownership of land and infrastructure assets such as roads, stormwater drainage, footpaths and bridges. Council's increase in equity is predominately due to infrastructure assets being dedicated to Council as part of new release areas being developed and the revaluation of Roads, Footpaths, Bridges and Drainage which added an additional \$206.7 million in value to Council's asset base.

Council's loan debt is now \$24.7 million with a decrease of \$3.56 million from 2018/19; primarily a result of principal repayments during 2019/20 and no new loans being taken up in 2019/20.

Prior Year Adjustments and third Balance sheet

As part of revaluing Roads, Bridges and Drainage asset class a comprehensive inventory review has been undertaken.

This process identified newly discovered assets (\$23.1 million) and assets disposed of (\$18.3 million) in previous accounting periods. A correction to the method for calculating the Land Under Roads (LUR) area increased the

value of LUR by \$9.6 million relating to previous accounting periods. As a result, a third balance sheet has been provided as the adjustments relate to accounting periods prior to 30 June 2018. The net result is an adjustment to the opening equity balance as at 1 July 2018 of \$14.4 million, representing the net increase in asset value. Council's asset identification systems for new assets (predominately the dedication of assets from developers) and disposals has been comprehensively reviewed and procedures implemented to ensure Council's asset management system remains current. Additional information can be found in Note 17 to the General-Purpose Financial Statements.

COVID-19 Financial Impact 2019/20

Council's financial performance to the 30 June 2020 has not been materially impacted by COVID-19. The community has continued to pay rates which has not reduced Council's cash flow or its ability to fund commitments. Council's rates outstanding ratio continues to be less than 5% (industry benchmark) and is consistent with 2018/19.

There is a small increase in Council's leave liability for annual leave which is representative of both growth in staff and staff not taking leave. Council monitors leave balances to ensure no more than 40 days annual leave is held per employee.

Council has seen a reduction in User Fees and Charges predominately due to the closure of facilities during COVID-19. This has been offset by savings in operational expenditure with many facilities being closed for a defined period.

To 30 June 2020 Council has spent approximately \$870,000 on additional cleaning of public facilities/offices and setting up a second works depot to ensure strategically Council could provide essential services should one depot be closed due to COVID-19. Council has also invested in technology to ensure a seamless service experience for the customer when staff are working from home.

Council continues to closely monitor its budget position and will have a better indication of COVID-19's impact when Council considers the 2020/21 December Quarterly Budget Review. Further information on how Council is assisting our community through COVID-19 and plans for the future can be found in Council's Annual Report.

Financial Health Indicators

The financial health indicators for the 2019/20 financial year can be found in Note 28 and Special Schedule – Report on Infrastructure Assets (final page). This section of the financial statements provides a detailed explanation of each indicator and any unique considerations which need to be taken into account when assessing Council's financial performance. Overall, Council is in a strong cash position, our asset base is in good condition and the asset renewal backlog is being maintained within industry benchmarks.

Chief Financial Officer
23 November 2020

Camden Council**General Purpose Financial Statements**

for the year ended 30 June 2020

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Camden Council

General Purpose Financial Statements

for the year ended 30 June 2020

Understanding Council's Financial Statements

Introduction

Each year, individual Local Governments across NSW are required to present a set of audited financial statements to their council and community.

What you will find in the Statements

The financial statements set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2020.

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

About the Councillor/Management Statement

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

About the Primary Financial Statements

The financial statements incorporate five "primary" financial statements:

1. The Income Statement

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

2. The Statement of Comprehensive Income

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

3. The Statement of Financial Position

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

4. The Statement of Changes in Equity

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

5. The Statement of Cash Flows

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

About the Notes to the Financial Statements

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

About the Auditor's Reports

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

In NSW the auditor provides 2 audit reports:

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

Who uses the Financial Statements?

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

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

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

ORD01

Attachment 1

Camden Council

General Purpose Financial Statements

for the year ended 30 June 2020

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

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

- the *Local Government Act 1993* (NSW) (as amended) and the regulations made thereunder,
- the Australian Accounting Standards and professional pronouncements, and
- the *Local Government Code of Accounting Practice and Financial Reporting*.

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

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

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

Signed in accordance with a resolution of Council made on 10/11/2020

Theresa Fedeli
Mayor
10/11/2020

Rob Mills
Deputy Mayor
10/11/2020

Ron Moore
General Manager
10/11/2020

Paul Rofe
Responsible Accounting Officer
10/11/2020

Camden Council

Financial Statements 2020

Income Statement

for the year ended 30 June 2020

Original unaudited budget 2020 \$ '000		Notes	Actual 2020 \$ '000	Actual 2019 \$ '000
	Income from continuing operations			
76,030	Rates and annual charges	3a	74,558	70,403
18,618	User charges and fees	3b	15,113	21,077
1,690	Other revenues	3c	5,301	3,421
9,074	Grants and contributions provided for operating purposes	3d,3e	8,557	9,176
154,061	Grants and contributions provided for capital purposes	3d,3e	153,981	130,445
3,250	Interest and investment income	4	3,132	3,703
–	Fair value increment on investment properties	11a	795	748
1,946	Rental income	14e	1,885	–
264,669	Total income from continuing operations		263,322	238,973
	Expenses from continuing operations			
49,720	Employee benefits and on-costs	5a	51,882	48,878
1,175	Borrowing costs	5b	1,397	1,559
33,192	Materials and contracts	5c	32,258	36,459
19,000	Depreciation and amortisation	5d	29,201	25,998
10,352	Other expenses	5e	9,341	9,490
–	Net losses from the disposal of assets	6	1,441	2,158
–	Net share of interests in joint ventures and associates using the equity method	19	37	66
113,439	Total expenses from continuing operations		125,557	124,608
151,230	Operating result from continuing operations		137,765	114,365
151,230	Net operating result for the year		137,765	114,365
151,230	Net operating result attributable to council		137,765	114,365
(2,831)	Net operating result for the year before grants and contributions provided for capital purposes		(16,216)	(16,080)

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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

ORD01

Attachment 1

Camden Council

Statement of Comprehensive Income

for the year ended 30 June 2020

	Notes	Actual 2020 \$ '000	Actual 2019 \$ '000
Net operating result for the year (as per Income Statement)		137,765	114,365
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of IPP&E	10(a)	206,749	–
Correction of asset duplication		–	1,043
Total items which will not be reclassified subsequently to the operating result		206,749	1,043
Amounts which will be reclassified subsequently to the operating result when specific conditions are met			
Other movements		–	(33)
Total items which will be reclassified subsequently to the operating result when specific conditions are met		–	(33)
Total other comprehensive income for the year		206,749	1,010
Total comprehensive income for the year		344,514	115,375
Total comprehensive income attributable to Council		344,514	115,375

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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

Camden Council

Financial Statements 2020

Statement of Financial Position

as at 30 June 2020

	Notes	Actual 2020 \$ '000	Restated 2019 \$ '000	Restated 2018 \$ '000
ASSETS				
Current assets				
Cash and cash equivalents	7(a)	12,135	8,607	8,637
Investments	7(b)	112,508	96,856	84,200
Receivables	8	9,526	7,104	7,327
Inventories	9a	427	351	347
Other	9b	102	283	135
Total current assets		134,698	113,201	100,646
Non-current assets				
Investments	7(b)	29,700	32,700	29,500
Receivables	8	3,327	3,297	3,326
Infrastructure, property, plant and equipment	10(a)	1,886,763	1,558,206	1,465,540
Investment property	11	31,890	31,095	27,300
Intangible Assets	12	1,015	999	1,014
Right of use assets	14a	2,111	–	194
Investments accounted for using the equity method	19	91	128	–
Total non-current assets		1,954,897	1,626,425	1,526,874
Total assets		2,089,595	1,739,626	1,627,520
LIABILITIES				
Current liabilities				
Payables	15	24,209	19,304	21,439
Income received in advance	15	–	620	1,166
Contract liabilities	13	4,660	–	–
Lease liabilities	14b	1,354	–	–
Borrowings	15	1,372	3,721	3,665
Provisions	16	14,624	13,000	10,129
Total current liabilities		46,219	36,645	36,399
Non-current liabilities				
Payables	15	10,564	11,283	11,107
Lease liabilities	14b	808	–	–
Borrowings	15	23,316	24,528	27,957
Provisions	16	298	275	626
Total non-current liabilities		34,986	36,086	39,690
Total liabilities		81,205	72,731	76,089
Net assets		2,008,390	1,666,895	1,551,431
EQUITY				
Accumulated surplus	17	1,310,226	1,175,424	1,061,059
Revaluation reserves	17	698,164	491,415	490,372
Other reserves	17	–	56	–
Council equity interest		2,008,390	1,666,895	1,551,431
Total equity		2,008,390	1,666,895	1,551,431

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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

Camden Council

Financial Statements 2020

Statement of Changes in Equity
for the year ended 30 June 2020

	Notes	as at 30/06/20			as at 30/06/19				
		Restated Accumulated surplus \$ '000	IPP&E revaluation reserve \$ '000	Other reserves \$ '000	Total equity \$ '000	Restated Accumulated surplus \$ '000	IPP&E revaluation reserve \$ '000	Other reserves \$ '000	Total equity \$ '000
Opening balance		1,161,047	491,415	56	1,652,518	1,046,682	490,372	—	1,537,054
Correction of prior period errors	17b	14,377	—	—	14,377	14,377	—	—	14,377
Changes due to AASB 1058 and AASB 15 adoption	17	(3,030)	—	—	(3,030)	—	—	—	—
Changes due to AASB 16 adoption	11	11	—	—	11	—	—	—	—
Restated opening balance		1,172,405	491,415	56	1,663,876	1,061,059	490,372	—	1,551,431
Net operating result for the year		137,765	—	—	137,765	114,365	—	—	114,365
Net operating result for the period		137,765	—	—	137,765	114,365	—	—	114,365
Other comprehensive income									
— Gain (loss) on revaluation of IPP&E	10(a)	—	206,749	—	206,749	—	1,043	—	1,043
— Realised gain (loss) on financial assets at fair value through other comprehensive income		—	—	—	—	—	—	(33)	(33)
Other comprehensive income		—	206,749	—	206,749	—	1,043	(33)	1,010
Total comprehensive income		137,765	206,749	—	344,514	114,365	1,043	(33)	115,375
Distributions to/(contributions from) non-controlling interests		—	—	—	—	—	—	89	89
Transfers between equity items		56	—	(56)	—	—	—	—	—
Equity – balance at end of the reporting period		1,310,226	698,164	—	2,008,390	1,175,424	491,415	56	1,666,895

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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

Camden Council

Financial Statements 2020

Statement of Cash Flows

for the year ended 30 June 2020

Original unaudited budget 2020 \$ '000		Notes	Actual 2020 \$ '000	Actual 2019 \$ '000
Cash flows from operating activities				
<i>Receipts:</i>				
76,030	Rates and annual charges		74,416	69,837
20,564	User charges and fees		14,967	21,479
3,250	Investment and interest revenue received		3,705	3,599
29,874	Grants and contributions		38,223	49,381
–	Bonds, deposits and retention amounts received		5,813	6,429
1,732	Other		10,182	12,617
<i>Payments:</i>				
(49,937)	Employee benefits and on-costs		(49,235)	(47,177)
(32,277)	Materials and contracts		(38,524)	(39,839)
(1,176)	Borrowing costs		(1,399)	(1,287)
–	Bonds, deposits and retention amounts refunded		(2,026)	(9,430)
(11,268)	Other		(10,717)	(14,011)
36,792	Net cash provided (or used in) operating activities	18b	45,405	51,598
Cash flows from investing activities				
<i>Receipts:</i>				
–	Sale of investment securities		167,786	139,800
315	Sale of infrastructure, property, plant and equipment		1,161	800
<i>Payments:</i>				
–	Purchase of investment securities		(179,708)	(155,600)
(33,699)	Purchase of infrastructure, property, plant and equipment		(25,778)	(32,713)
–	Purchase of intangible assets		(304)	(251)
(33,384)	Net cash provided (or used in) investing activities		(36,843)	(47,964)
Cash flows from financing activities				
<i>Receipts:</i>				
3,000	Proceeds from borrowings and advances		–	–
<i>Payments:</i>				
(3,721)	Repayment of borrowings and advances		(3,561)	(3,664)
–	Lease liabilities (principal repayments)		(1,473)	–
(721)	Net cash flow provided (used in) financing activities		(5,034)	(3,664)
2,687	Net increase/(decrease) in cash and cash equivalents		3,528	(30)
8,165	Plus: cash and cash equivalents – beginning of year	18a	8,607	8,637
10,852	Cash and cash equivalents – end of the year	18a	12,135	8,607
98,021	plus: Investments on hand – end of year	7(b)	142,208	129,556
108,873	Total cash, cash equivalents and investments		154,343	138,163

The Council has not restated comparatives when initially applying AASB 1058 *Income of Not-for-Profit Entities*, AASB 15 *Revenue from Contracts with Customers* and AASB 16 *Leases*. The comparative information has been prepared under AASB 111 *Construction Contracts*, AASB 118 *Revenue*, AASB 1004 *Contributions*, AASB 117 *Leases* and related Accounting Interpretations.

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

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 1. Basis of preparation

These financial statements were authorised for issue by Council on 10/11/2020. Council has the power to amend and reissue these financial statements.

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

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

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

Council is a not-for-profit entity.

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

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

- Income statement
 - Statement of cash flows
 - Note 23 – Material budget variations
- and are clearly marked.

(a) Historical cost convention

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

(b) Significant accounting estimates and judgements

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

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

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

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

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

- (i) estimated fair values of investment properties – refer Note 11
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note 10 and note 24
- (iii) employee benefit provisions – refer Note 16.

Significant judgements in applying the council's accounting policies

(i) Impairment of receivables

Council has made a significant judgement about the impairment of a number of its receivables – refer Note 8.

(ii) Camden Region Economic Taskforce

Council has determined not to consolidate the operations of CRET, a not for profit organisation, into its financial statements. Council records the contribution to CRET, with very limited other income sources, and these funds are used to achieve the focus of the organisation of developing and promoting the Camden LGA.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 1. Basis of preparation (continued)

Control

Council is the only member of the company and has the right to appoint all Directors. Furthermore there is a service level agreement that prescribes the business to be undertaken by CRET as the entity is established to advance the objectives of the Council.

Council's exposure, or rights to variable returns from its involvement with CRET

CRET is prohibited by its constitution from paying any of its income to the member by virtue of the member's membership. In the event of CRET winding up, the constitution also prohibits any payments to council. The liability to Council is also limited to \$50.00 in the event of winding up.

This however does not take away the rights to non-financial returns but will influence the disclosure requirements in the Financial Statements.

Based on the above, Camden Council is exposed to and has rights to variable returns from its involvement with CRET

Material considerations

On the Basis of materiality Council has not consolidated CRET as at 30 June 2020.

iii) Southern Phone Company Limited.

Southern Phones is a telecommunications service provider to regional communities. The Company's main services include fixed line, mobile and internet communications. The Company is owned by 35 Local Government Councils. Council receive dividends from its operations each year (see note 4). During the year Council disposed of this asset (See Note 6) and will no longer receive any dividends.

Monies and other assets received by Council

(a) The Consolidated Fund

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

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

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

(b) The Trust Fund

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

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

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

Goods and Services Tax (GST)

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

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

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Camden Council**Notes to the Financial Statements**

for the year ended 30 June 2020

Note 1. Basis of preparation (continued)

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

Volunteer services

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

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

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

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

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

Council has categorised their volunteers into 5 groups:

1. Regular Volunteers
2. Casual Volunteers
3. Social Volunteers
4. 355 Committee Volunteers
5. Advisory Committee Volunteers

New accounting standards adopted during the year

During the year Council adopted the following accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from 1 July 2019:

- AASB 16 Leases
- AASB 15 Revenue from contracts with customers and associated amending standards.
- AASB 1058 Income of Not-for-profit entities

Further information on the newly adopted standards which had a material impact on Council's reported financial position, financial performance and/or associated financial statement disclosures can be found at Note 17.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 1. Basis of preparation (continued)

New accounting standards and interpretations issued not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2020 reporting period.

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

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

AASB1059 Service concession arrangements will not effect Council for 2020-21 as Council does not contract out any service arrangements where the contractor has control over those assets.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 2(a). Council functions/activities – financial information

Functions or activities	Income from continuing operations		Expenses from continuing operations		Operating result from continuing operations		Grants included in income from continuing operations		Carrying amount of assets	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
Governance	–	–	–	955	–	(955)	–	–	–	–
Managing Camden's Growth	159,874	55,290	11,836	10,360	148,038	44,930	1,098	870	111,650	88,388
Urban and Natural Environments	19,114	37,699	18,036	26,613	1,078	11,086	52	150	2,384	12,537
Prosperous Economy	798	28	5,153	911	(4,355)	(883)	512	–	32,067	30,826
Sustainable Transport	3,242	68,123	25,391	25,490	(22,149)	42,633	2,682	4,115	1,439,541	1,251,807
Enriched and Connected Community	11,485	10,341	27,191	12,552	(15,706)	(2,211)	2,629	4,005	49,123	54,475
Strong Local Leadership (Governance)	68,809	67,492	37,950	47,727	30,859	19,765	4,453	3,973	454,830	301,593
Other	–	–	–	–	–	–	–	–	(1)	–
Total functions and activities	263,322	238,973	125,557	124,608	137,765	114,365	11,426	13,113	2,089,594	1,739,626

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

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 2(b). Council functions/activities - component descriptions

Details relating to the Council's functions/activities as reported in Note 2(a) are as follows:

Governance

Financial transactions relating to the overseeing and decision making process of the elected members of council.

Managing Camden's Growth

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

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

Urban and Natural Environments

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

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

Prosperous Economy

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

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

Sustainable Transport

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

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

Enriched and Connected Community

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

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

Strong Local Leadership (Governance)

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

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

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations

	AASB	2020 Actual \$ '000	2019 Actual \$ '000
(a) Rates and annual charges			
Ordinary rates			
Residential	1058 (1)	49,608	46,669
Farmland	1058 (1)	598	566
Business	1058 (1)	8,278	8,679
Less: pensioner rebates (mandatory)	1058 (1)	(627)	(601)
Rates levied to ratepayers		57,857	55,313
Pensioner rate subsidies received	1058 (1)	345	330
Total ordinary rates		58,202	55,643
Annual charges			
<small>(pursuant to s.496, s.496A, s.496B, s.501 & s.611)</small>			
Domestic waste management services	1058 (1)	15,539	14,056
Section 611 charges	1058 (1)	68	55
Less: pensioner rebates (mandatory)	1058 (1)	(189)	(178)
Less: pensioner rebates (Council policy)	1058 (1)	(71)	(65)
Stormwater management levy	1058 (1)	863	794
Annual charges levied		16,210	14,662
Pensioner subsidies received:			
– Domestic waste management	1058 (1)	146	98
Total annual charges		16,356	14,760
TOTAL RATES AND ANNUAL CHARGES		74,558	70,403

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

- 15 (1) indicates income recognised under AASB 15 “at a point in time”,
- 15 (2) indicates income recognised under AASB 15 “over time”,
- 1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while
- 1058 (2) indicates income recognised under AASB 1058 “over time”.

Council has used Rating Valuation Year 2016 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy for rates and charges

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

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

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

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

2019 accounting policy

Control over assets acquired from rates and annual charges is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

	AASB	2020 Actual \$ '000	2019 Actual \$ '000
(b) User charges and fees			
Specific user charges			
(per s.502 - specific 'actual use' charges)			
Domestic waste management services (additional services)	15 (1)	25	45
On site sewerage inspection	15 (1)	31	29
Commercial waste management	15 (1)	750	705
On site sewerage annual charges	15 (1)	190	187
Total specific user charges		996	966
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Building services – other	15 (1)	3,075	3,515
Private works – section 67	15 (1)	518	3,554
Section 10.7 certificates (EP&A Act)	15 (1)	384	405
Section 603 certificates	15 (1)	252	213
Town planning	15 (1)	2,634	2,985
Other	15 (1)	14	41
Total fees and charges – statutory/regulatory		6,877	10,713
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Cemeteries	15 (1)	420	361
Child care	15 (1)	395	444
Leaseback fees – Council vehicles 2019 only	1058 (1)	–	964
Library and art gallery	15 (1)	10	–
Recycling income (non-domestic)	15 (1)	314	1
Sundry sales	15 (1)	6	–
Library services	15 (1)	32	40
Parks and leisure centres	15 (2)	4,935	6,099
Public halls	15 (1)	821	1,275
Other	1058 (1)	307	214
Total fees and charges – other		7,240	9,398
TOTAL USER CHARGES AND FEES		15,113	21,077

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

15 (1) indicates income recognised under AASB 15 “at a point in time”,

15 (2) indicates income recognised under AASB 15 “over time”,

1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while

1058 (2) indicates income recognised under AASB 1058 “over time”.

Accounting policy for user charges and fees

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

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

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

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Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

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

2019 accounting policy

User charges and fees are recognised as revenue when the service has been provided.

ORD01**Attachment 1**

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

	AASB	2020 Actual \$ '000	2019 Actual \$ '000
(c) Other revenues			
Rental income – investment property (2019 only)		–	802
Fines	1058 (1)	124	246
Fines – parking	1058 (1)	95	61
Fines – other	1058 (1)	–	61
Legal fees recovery – rates and charges (extra charges)	1058 (1)	85	183
Legal fees recovery – other	1058 (1)	3,833	510
Commissions and agency fees	15 (1)	99	97
Diesel rebate	15 (1)	81	69
Insurance claims recoveries	1058 (1)	7	270
Sales – general	15 (1)	156	30
Easement compensation		–	142
Employee relations	1058 (1)	143	71
Rental income – council properties	15 (1)	166	69
Risk mgmt. performance incentive rebates	1058 (1)	235	294
Other	1058 (1)	136	352
Contributions to long service leave – other councils	15 (1)	141	164
TOTAL OTHER REVENUE		5,301	3,421

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

- 15 (1)** indicates income recognised under AASB 15 “at a point in time”,
- 15 (2)** indicates income recognised under AASB 15 “over time”,
- 1058 (1)** indicates income recognised under AASB 1058 “at a point in time”, while
- 1058 (2)** indicates income recognised under AASB 1058 “over time”.

Accounting policy for other revenue

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

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

2019 accounting policy:

Council recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the Council and specific criteria have been met for each of the Council’s activities as described below. Council bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Parking fees and fines are recognised as revenue when the service has been provided, or when the penalty has been applied, whichever occurs first.

Rental income is accounted for on a straight-line basis over the lease term.

Miscellaneous sales are recognised when physical possession has transferred to the customer which is deemed to be the point of transfer of risks and rewards.

Other income is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

	AASB	Operating 2020 Actual \$ '000	Operating 2019 Actual \$ '000	Capital 2020 Actual \$ '000	Capital 2019 Actual \$ '000
(d) Grants					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	1058 (1)	1,189	1,181	–	–
Financial assistance – local roads component	1058 (1)	772	726	–	–
Payment in advance - future year allocation					
Financial assistance – general component	1058 (1)	1,259	1,224	–	–
Financial assistance – local roads component	1058 (1)	820	754	–	–
Total general purpose		4,040	3,885	–	–
Specific purpose					
Aged care		–	1	–	–
Better waste and recycling fund	1058 (1)	116	112	–	–
Bushfire and emergency services	15 (1)	172	173	–	–
Child care (family day care)	1058 (1)	150	1,678	–	–
Community services	15 (1)	115	142	–	18
Economic development	15 (1)	–	–	512	–
Floodplain management	15 (1)	89	106	–	–
Heritage and cultural		–	–	–	14
Library – special projects	15 (1)	58	–	38	47
Library – per capita	1058 (1)	232	166	–	–
LIRS subsidy	1058 (1)	75	88	–	–
Noxious weeds	1058 (1)	38	38	–	–
Recreation and culture	15 (1)	17	76	2,019	1,688
Planning Studies	15 (1)	1,009	750	–	–
Recreational services		–	16	–	–
Transport (roads to recovery)	1058 (1)	875	464	–	–
Street lighting	1058 (1)	134	131	–	–
Transport (other roads and bridges funding)	15 (1)	163	71	1,510	3,449
Other	15 (1)	50	–	14	–
Total specific purpose		3,293	4,012	4,093	5,216
Total grants		7,333	7,897	4,093	5,216
Grant revenue is attributable to:					
– Commonwealth funding		4,813	6,073	1,878	3,327
– State funding		2,520	1,824	2,215	1,889
		7,333	7,897	4,093	5,216

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

15 (1) indicates income recognised under AASB 15 “at a point in time”,

15 (2) indicates income recognised under AASB 15 “over time”,

1058 (1) indicates income recognised under AASB 1058 “at a point in time”, while

1058 (2) indicates income recognised under AASB 1058 “over time”.

Child care

There has been a change in treatment of monies being received and transferred to third parties. Council no longer recognises these payments as income, hence the reduction in income for the year compared to 2019.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

	AASB	Operating 2020 Actual \$ '000	Operating 2019 Actual \$ '000	Capital 2020 Actual \$ '000	Capital 2019 Actual \$ '000
	Notes				
(e) Contributions					
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):					
Cash contributions					
S 7.11 – contributions towards					
amenities/services	1058 (1)	7	–	–	–
VPA – other cash revenue	1058 (1)	–	582	–	16,221
Other section 7.11 developer contributions	1058 (1)	790	210	–	172
Open space	1058 (1)	–	–	9,332	6,015
Traffic facilities	1058 (1)	9	–	213	169
Drainage	1058 (1)	–	–	4,726	4,742
Roadworks	1058 (1)	–	–	3,714	3,218
Community facilities	1058 (1)	–	–	5,067	4,617
Total developer contributions – cash		806	792	23,052	35,154
Non-cash contributions					
VPA – dedicated drainage	1058 (1)	–	–	–	91
VPA – dedicated open space	1058 (1)	–	–	39,395	4,573
VPA – dedicated roads	1058 (1)	–	–	–	1,010
WKA - Roadworks	1058 (1)	–	–	2,732	163
Total developer contributions non-cash		–	–	42,127	5,837
Total developer contributions	27	806	792	65,179	40,991
Other contributions:					
Cash contributions					
Heritage/cultural	1058 (1)	–	70	–	–
Other councils – joint works/services	1058 (1)	73	36	–	–
Paving	1058 (1)	4	–	–	–
Recreation and culture	1058 (1)	–	2	127	2
Roads and bridges		–	–	2	266
RMS contributions (regional roads, block grant)	1058 (1)	316	310	–	–
Other	1058 (1)	11	69	16	18
Total other contributions – cash		404	487	145	286
Non-cash contributions					
Bushfire services		–	–	–	350
Other	1058 (1)	14	–	–	–
Dedicated land under roads	1058 (1)	–	–	2,670	2,710
Dedicated subdivision roads	1058 (1)	–	–	25,169	56,170
Dedicated drainage	1058 (1)	–	–	56,679	20,102
Dedications – RMS	1058 (1)	–	–	–	4,611
Dedicated open space assets	1058 (1)	–	–	46	9
Total other contributions – non-cash		14	–	84,564	83,952
Total other contributions		418	487	84,709	84,238
Total contributions		1,224	1,279	149,888	125,229

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

AASB	Operating 2020 Actual \$ '000	Operating 2019 Actual \$ '000	Capital 2020 Actual \$ '000	Capital 2019 Actual \$ '000
Notes				
TOTAL GRANTS AND CONTRIBUTIONS	8,557	9,176	153,981	130,445

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

- 15 (1) indicates income recognised under AASB 15 "at a point in time",
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- 1058 (1) indicates income recognised under AASB 1058 "at a point in time", while
- 1058 (2) indicates income recognised under AASB 1058 "over time".

Accounting policy for grants and contributions**Accounting policy from 1 July 2019****Grant income under AASB 15 (refer note 3d)**

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

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

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

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

Grant income Under AASB 1058 (refer note 3d)

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

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received

Capital grants

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

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

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

Contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979*.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

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

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

Information regarding Non Cash Contributions in the form of assets, was not provided from the Rural Fire Services by the time the Financial Statements was prepared and therefore there has been no inclusion of Capital revenue for Bush fire Services in 2019/20

Accounting policy prior to 1 July 2019

Control over grants and contributions is normally obtained upon their receipt (or acquittal) and revenue is recognised at this time and is valued at the fair value of the granted or contributed asset at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner, or used over a particular period, and those conditions were un-discharged at reporting date, the unused grant or contribution is disclosed below.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at reporting date.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 3. Revenue from continuing operations (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
(f) Unspent grants and contributions – external restrictions		
Certain grants and contributions are obtained by Council on condition that they be spent in a specified manner due to externally imposed restrictions.		
Operating grants		
Unexpended at the close of the previous reporting period	2,398	2,187
Add: operating grants recognised as income in the current period but not yet spent (2019 only)	–	459
Add: operating grants received for the provision of goods and services in a future period	711	1,926
Less: operating grants recognised in a previous reporting period now spent (2019 only)	(2,103)	(2,174)
Less: operating grants received in a previous reporting period now spent and recognised as income	(255)	–
Unexpended and held as externally restricted assets (operating grants)	751	2,398
\$711k of operating grants were not expended as of 30 June 2020 being mainly the LEP grant payment for FY 2019/20 plus some smaller operating grants for example Leppington Town Centre grant and the Camden Creatives Take the Lead Project. \$255k was spent in 2019/20 being mainly the LEP grant received in FY 2018/19.		
Capital grants		
Unexpended at the close of the previous reporting period	2,736	983
Add: capital grants recognised as income in the current period but not yet spent (2019 only)	–	1,424
Add: capital grants received for the provision of goods and services in a future period	2,921	600
Less: capital grants recognised in a previous reporting period now spent (2019 only)	–	(271)
Less: capital grants received in a previous reporting period now spent and recognised as income	(1,903)	–
Unexpended and held as externally restricted assets (capital grants)	3,754	2,736
\$2,921k of capital grants were not expended as of 30 June 2020, these include Housing Acceleration Funding for Road Upgrade Design works in Leppington, Raby Rd Varroville Upgrade grant, Synthetic Field Conversion Project and the Design of Rickard Road between Ingleburn Road and Heath Road Leppington (SIC Funded). \$1,903k of this was spent during 2019/20 being mainly the Raby Rd Varroville Upgrade grant received in FY 2018/19, the grant Income received in advance in FY 2018/19 from City Deals Projects for Fergusons Land Sportsgrounds, Narellan Sports Hub Stage 2 & Synthetic Field Conversion.		
Contributions		
Unexpended at the close of the previous reporting period	85,581	61,636
Add: contributions recognised as income in the current period but not yet spent	16,527	28,236
Less: contributions recognised in a previous reporting period now spent	(2,988)	(4,291)
Unexpended and held as externally restricted assets (contributions)	99,120	85,581

This section includes the section 7.11 funds received towards the provision, extension or augmentation of local infrastructure only where development is likely to require the provision of or increase the demand for local infrastructure in new release areas; and the recoupment of the cost of providing existing local infrastructure. Refer to note 27 Developer Contributions for more details.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 4. Interest and investment income

	2020 Actual \$ '000	2019 Actual \$ '000
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	219	201
– Restricted funds	1,893	2,420
– General funds	1,003	1,071
Dividend income relating to investments held at fair value through other comprehensive income	17	11
Total Interest and investment income	3,132	3,703
Interest revenue is attributable to:		
Unrestricted investments/financial assets:		
Overdue rates and annual charges (general fund)	219	201
General Council cash and investments	713	1,084
Restricted investments/funds – external:		
Development contributions		
– Section 7.11	1,348	1,600
– Other Developer Contributions	545	410
Domestic waste management operations	307	306
Department of Planning Interest Free Loan	–	102
Total interest and investment revenue	3,132	3,703

Accounting policy for interest and investment revenue

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

Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations

	2020 Actual \$ '000	2019 Actual \$ '000
(a) Employee benefits and on-costs		
Salaries and wages	40,477	36,559
Travel expenses	2,648	2,373
Employee leave entitlements (ELE)	5,192	6,332
Superannuation	4,010	4,029
Workers' compensation insurance	799	594
Fringe benefit tax (FBT)	278	230
Training costs (other than salaries and wages)	383	364
Protective clothing	24	58
Other	115	265
Total employee costs	53,926	50,804
Less: capitalised costs	(2,044)	(1,926)
TOTAL EMPLOYEE COSTS EXPENSED	51,882	48,878

Accounting policy for employee benefits and on-costs

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

Retirement benefit obligations

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

Superannuation plans

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

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note 21 for more information.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
(b) Borrowing costs		
(i) Interest bearing liability costs		
Interest on leases	60	-
Interest on loans	1,337	1,267
Total interest bearing liability costs expensed	1,397	1,267
(ii) Other borrowing costs		
Amortisation of discounts and premiums – interest free loan	-	292
Total other borrowing costs	-	292
TOTAL BORROWING COSTS EXPENSED	1,397	1,559

Accounting policy for borrowing costs

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

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
(c) Materials and contracts		
Raw materials and consumables	9,400	11,062
– Leisure centre and pools	4,615	5,504
– Waste management	6,422	5,613
– Parks and garden maintenance	2,578	3,909
– Information technology	2,387	2,597
– Town Planning	627	262
– Agency agreements	527	255
Auditors remuneration ²	181	181
Legal expenses:		
– Legal expenses: planning and development	275	498
– Legal expenses: debt recovery	103	228
– Legal expenses: other	1,165	1,104
Operating leases expense (2019 only):		
– Operating lease rentals: minimum lease payments ¹	36	109
Advertising – recruitment related	23	106
Building maintenance	1,231	365
Community support programs	289	3,273
Companion animal control	84	90
Environmental education	–	4
Infrastructure maintenance and repairs	2,095	626
Noxious weeds control	69	56
Other	542	1,476
Total materials and contracts	32,649	37,318
Less: capitalised costs	(391)	(859)
TOTAL MATERIALS AND CONTRACTS	32,258	36,459

Accounting policy for materials and contracts

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

Operating leases (2019 only)

Leases in which a significant portion of the risks and rewards of ownership are not transferred to Council as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

1. Operating lease payments are attributable to:

Other	36	109
	36	109

2. Auditor remuneration

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

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

Audit and review of financial statements	103	109
Remuneration for audit and other assurance services	103	109
Total Auditor-General remuneration	103	109

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Other audit and assurance services – Internal Audit	78	72
Remuneration for audit and other assurance services	<u>78</u>	<u>72</u>
Total remuneration of non NSW Auditor-General audit firms	<u>78</u>	<u>72</u>
Total Auditor remuneration	<u>181</u>	<u>181</u>

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Camden Council

Financial Statements 2020

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

	Notes	2020 Actual \$ '000	2019 Actual \$ '000
(d) Depreciation, amortisation and impairment of non-financial assets			
Depreciation and amortisation			
Plant and equipment		1,034	2,077
Office equipment		309	506
Furniture and fittings		402	375
Land improvements (depreciable)		769	750
Infrastructure:	10(a)		
– Buildings – non-specialised		4,503	4,301
– Other structures		1,655	1,297
– Roads		11,461	10,963
– Bridges		700	511
– Footpaths		1,772	936
– Stormwater drainage		3,098	2,748
– Other open space/recreational assets		863	668
Right of use assets	14	1,535	–
Other assets:			
– Library books		293	203
– Other		519	397
Intangible assets	12	288	266
Total gross depreciation and amortisation costs		<u>29,201</u>	<u>25,998</u>
Total depreciation and amortisation costs		<u>29,201</u>	<u>25,998</u>
TOTAL DEPRECIATION, AMORTISATION AND IMPAIRMENT FOR NON-FINANCIAL ASSETS		<u>29,201</u>	<u>25,998</u>

Accounting policy for depreciation, amortisation and impairment expenses of non-financial assets

In previous years Council had shown an amount for capitalisation in depreciation reflecting a component of Depreciation included in the plant hire rates.

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost over their estimated useful lives. Useful lives are included in note 10 for IPPE assets and Note 12 for intangible assets and note 14 for Right of Use Assets.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are no longer required to be tested for impairment under AASB 136. This is because these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets that have an indefinite useful life, or are not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

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Attachment 1

Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

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

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Financial Statements 2020

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 5. Expenses from continuing operations (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
(e) Other expenses		
Advertising	152	229
Bad and doubtful debts	83	426
Bank charges	161	189
Cleaning	488	452
Contributions/levies to other levels of government		
– Department of planning levy	44	42
– Emergency services levy (includes FRNSW, SES, and RFS levies)	760	708
Councillor expenses – mayoral fee	37	36
Councillor expenses – councillors' fees	151	147
Councillors' expenses (incl. mayor) – other (excluding fees above)	69	93
Development operating expenses	93	69
Donations, contributions and assistance to other organisations (Section 356)	979	282
Electricity and heating	684	696
Emergency services	18	48
Information technology expenses	239	318
Insurance	840	706
Postage	305	267
Printing and stationery	280	153
Rates collection charges	38	58
Sec 7.11 administration – operating expenses	418	180
Street lighting	2,244	2,303
Subscriptions and publications	208	408
Telephone and communications	500	252
Tourism expenses (excluding employee costs)	11	156
Valuation fees	209	228
Water charges	323	424
Other	7	620
Total other expenses	9,341	9,490
TOTAL OTHER EXPENSES	9,341	9,490

Accounting policy for other expenses

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

Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 6. Gain or loss from disposal of assets

	Notes	2020 Actual \$ '000	2019 Actual \$ '000
Property (excl. investment property)			
Proceeds from disposal – property		456	–
Less: carrying amount of property assets sold/written off		(67)	–
Net gain/(loss) on disposal		389	–
Plant and equipment			
	10(a)		
Proceeds from disposal – plant and equipment		705	801
Less: carrying amount of plant and equipment assets sold/written off		(474)	(610)
Net gain/(loss) on disposal		231	191
Infrastructure			
	10(a)		
Proceeds from disposal – infrastructure		–	–
Less: carrying amount of infrastructure assets written off		(2,791)	(2,349)
Net gain/(loss) on disposal		(2,791)	(2,349)
Investments			
	7(b)		
Proceeds from disposal/redemptions/maturities – investments		167,786	139,800
Less: carrying amount of investments sold/redeemed/matured		(167,056)	(139,800)
Net gain/(loss) on disposal		730	–
NET GAIN/(LOSS) ON DISPOSAL OF ASSETS		(1,441)	(2,158)

Accounting policy for disposal of assets

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 7(a). Cash and cash equivalents

	2020 Actual \$ '000	2019 Actual \$ '000
Cash and cash equivalents		
Cash on hand and at bank	5,635	2,107
Cash-equivalent assets		
– Deposits at call	6,500	6,500
Total cash and cash equivalents	<u>12,135</u>	<u>8,607</u>

Accounting policy for cash and cash equivalents

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

Note 7(b). Investments

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Investments				
a. 'Financial assets at fair value through profit and loss'				
b. 'Financial assets at amortised cost'	112,508	29,700	96,800	32,700
Council has sold its share in Southern Phones during the year.	–	–	56	–
Total Investments	<u>112,508</u>	<u>29,700</u>	<u>96,856</u>	<u>32,700</u>
TOTAL CASH ASSETS, CASH EQUIVALENTS AND INVESTMENTS	<u>124,643</u>	<u>29,700</u>	<u>105,463</u>	<u>32,700</u>
Financial assets at amortised cost				
Term deposits	112,508	29,700	96,800	32,700
Total	<u>112,508</u>	<u>29,700</u>	<u>96,800</u>	<u>32,700</u>
Financial assets at fair value through other comprehensive income				
Unlisted equity securities- Southern Phones	–	–	56	–
Total	<u>–</u>	<u>–</u>	<u>56</u>	<u>–</u>

Accounting policy for investments

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

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

Financial assets

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

Classification

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

- amortised cost

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 7(b). Investments (continued)

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

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position.

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

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

Financial assets through profit or loss

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

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

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 7(c). Restricted cash, cash equivalents and investments

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Total cash, cash equivalents and investments	124,643	29,700	105,463	32,700
attributable to:				
External restrictions	84,029	29,700	73,204	32,700
Internal restrictions	36,900	–	31,018	–
Unrestricted	3,714	–	1,241	–
	124,643	29,700	105,463	32,700

	2020 Actual \$ '000	2019 Actual \$ '000
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Details of restrictions

External restrictions – included in liabilities

Specific purpose unexpended grants – general fund (2020 only)	4,505	–
Specific purpose unexpended loans – general	–	3,611
External restrictions – included in liabilities	4,505	3,611

External restrictions – other

Developer contributions – general	95,980	85,569
Specific purpose unexpended grants (recognised as revenue) – general fund	–	5,134
Domestic waste management	13,012	11,533
Stormwater management levy	213	38
Other	19	19
External restrictions – other	109,224	102,293

Total external restrictions

	113,729	105,904
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Internal restrictions

Plant and vehicle replacement	796	1,284
Employees leave entitlement	2,763	1,990
Deposits, retentions and bonds	17,613	14,197
Revote/carry forward reserve	2,060	2,155
Asset renewal reserve	594	251
Camden parking reserve	121	121
Capital works reserve	1,470	3,471
Cemetery improvements	1,084	723
Camden Regional Economic Taskforce	176	83
Commercial waste services	726	381
Department Of Planning loan repayment reserve	–	2,200
Elections reserve	345	221
Engineering services deposits	202	204
Family day care trust	116	49
Information technology reserve	682	1,043
Public appeals reserve	14	36
Risk management reserve	315	318
Sec 355 committee reserve	742	766
Stormwater management (general fund)	243	184

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Financial Statements 2020

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 7(c). Restricted cash, cash equivalents and investments (continued)

	2020	2019
	Actual	Actual
	\$ '000	\$ '000
Water savings action plan reserve	123	116
Working funds reserve	395	706
Other	615	519
Unexpended grants reserve	3,704	-
Unexpended loans reserve	2,001	-
Total internal restrictions	36,900	31,018
TOTAL RESTRICTIONS	150,629	136,922

Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 8. Receivables

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Purpose				
Rates and annual charges	3,216	429	2,879	336
Interest and extra charges	89	143	227	143
User charges and fees	280	-	3	-
Restoration and private works	167	-	17	-
Accrued revenues				
– Interest on investments	781	-	1,216	-
– Other income accruals	109	-	-	-
Net investment in finance lease	-	-	-	-
Commercial waste	-	-	14	-
Community and recreational facilities	-	-	291	-
Employee accounts	14	-	17	-
Gas main rating charge	-	-	55	-
Government grants and subsidies	196	-	1,146	-
Health and environment inspections	29	-	65	-
Legal cost recovery	-	-	1,248	-
Leisure centre contracts	232	-	215	-
Net GST receivable	874	-	474	-
Section 7.11 contributions	3,012	-	12	-
Air Bridge Lease Receivable	64	2,755	65	2,818
Other debtors	572	-	434	-
Total	9,635	3,327	8,378	3,297
Less: provision of impairment				
Other debtors	(109)	-	(1,274)	-
Total provision for impairment – receivables	(109)	-	(1,274)	-
TOTAL NET RECEIVABLES	9,526	3,327	7,104	3,297
Externally restricted receivables				
Domestic waste management	690	91	641	74
Stormwater management	32	2	30	1
Other				
Section 7.11 contributions	3,012	-	12	-
Government Grants	196	-	1,146	-
Total external restrictions	3,930	93	1,829	75
Internally restricted receivables				
Commercial Waste Reserve	17	-	13	-
Capital Works Reserve	1,655	-	3,057	-
Revote Reserve	3,305	-	-	-
Internally restricted receivables	4,977	-	3,070	-
Unrestricted receivables	619	3,234	2,205	3,222
TOTAL NET RECEIVABLES	9,526	3,327	7,104	3,297

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 8. Receivables (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
Movement in provision for impairment of receivables		
Balance at the beginning of the year (calculated in accordance with AASB 139)	1,274	903
+ new provisions recognised during the year	83	371
– amounts provided for but recovered during the year	(1,248)	–
Balance at the end of the year	109	1,274

Accounting policy for receivables**Recognition and measurement**

Receivables are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets.

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

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

Impairment

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

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

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

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

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

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

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

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

Council has taken into consideration the possible impacts on COVID-19 on the potential for defaults in paying trade debts when they become due and as such have provided for an increase in the provision based on 10% of outstanding balances as at 30/06/2020

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

Rates and annual charges outstanding are secured against the property.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 9. Inventories and other assets

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
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(a) Inventories

(i) Inventories at cost

Stores and materials	386	-	295	-
Trading stock	29	-	44	-
Stores and materials – domestic waste	12	-	12	-
Total inventories at cost	427	-	351	-
TOTAL INVENTORIES	427	-	351	-

(b) Other assets

Prepayments	87	-	95	-
Information technology holding account	15	-	53	-
Bond Camden Valley Way/Graham hill	-	-	135	-
TOTAL OTHER ASSETS	102	-	283	-

Externally restricted assets

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Domestic waste management				
Stores and materials	12	-	12	-
Total domestic waste management	12	-	12	-
Total externally restricted assets	12	-	12	-
Total unrestricted assets	517	-	622	-
TOTAL INVENTORIES AND OTHER ASSETS	529	-	634	-

Accounting policy for inventories and other assets

Raw materials and stores, work in progress and finished goods

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

Financial Statements 2020

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10(a). Infrastructure, property, plant and equipment

	as at 30/06/19		Asset movements during the reporting period							as at 30/06/20					
	Gross carrying amount \$ '000	Restated accumulated depreciation \$ '000	Restated carrying amount \$ '000	Net carrying amount \$ '000	Revaluations + renewals \$ '000	Additions new assets \$ '000	Carrying value of disposals \$ '000	Depreciation expense \$ '000	WMP transfers \$ '000	Adjustments and transfers \$ '000	Revaluations - on equity (ARR) \$ '000	Revaluations - on equity (ARR) \$ '000	Gross carrying amount \$ '000	Accumulated depreciation \$ '000	Net carrying amount \$ '000
Capital work in progress	9,947	-	9,947	1,883	4,921	-	-	-	(5,745)	(676)	-	-	10,330	-	10,330
Plant and equipment	20,048	(10,586)	9,462	-	3,669	(474)	(1,034)	(246)	-	-	-	-	21,445	(10,048)	11,397
Office equipment	5,328	(4,350)	978	-	-	-	(309)	246	(2)	-	-	-	5,688	(4,755)	913
Furniture and fittings	4,189	(2,137)	2,052	-	-	-	(402)	-	52	-	-	-	4,230	(2,518)	1,712
Land:															
- Operational land	139,713	-	139,713	-	428	-	-	-	-	-	-	-	140,141	-	140,141
- Community land	108,681	-	108,681	-	3,025	(67)	-	-	-	-	-	-	111,639	-	111,639
- Crown Land	2,103	-	2,103	-	-	-	-	-	-	-	-	-	2,103	-	2,103
- Land under roads (post 30/6/08)	131,003	-	131,003	-	2,817	-	-	-	-	-	33,885	-	167,716	-	167,716
Land improvements - non-depreciable	29,732	-	29,732	-	3,090	-	-	-	595	-	-	-	33,417	-	33,417
Land improvements - depreciable	10,734	(4,896)	5,838	-	2,239	(5)	(769)	-	(139)	-	-	-	12,795	(5,731)	7,064
Infrastructure:															
- Buildings - non-specialised	161,359	(46,435)	114,924	1,387	16,563	(55)	(4,503)	1,034	8	-	-	-	180,225	(50,857)	129,368
- Other structures	46,159	(17,331)	28,828	-	12,228	(1,334)	(1,655)	-	(1)	-	1	-	55,631	(17,564)	38,067
- Roads	663,920	(142,413)	521,507	2,350	21,898	(950)	(11,461)	1,277	149	-	48,163	-	763,923	(180,990)	582,933
- Bridges	50,059	(14,534)	35,525	41	2,742	(110)	(700)	42	-	-	3,758	-	57,616	(16,319)	41,297
- Footpaths	75,940	(14,286)	61,654	2,898	2,583	(215)	(1,772)	2,366	(33)	-	63,405	-	165,889	(35,283)	130,606
- Bulk earthworks (non-depreciable)	62,665	-	62,665	-	3,600	-	-	-	-	-	(14,794)	-	51,471	-	51,471
- Stormwater drainage	322,372	(39,352)	283,020	33	61,951	-	(3,088)	15	-	-	72,321	-	485,446	(51,204)	414,242
- Other open space/recreational assets	11,106	(3,758)	7,348	123	1,515	(121)	(863)	1,011	99	-	-	-	13,433	(4,321)	9,112
Other assets:															
- Library books	4,905	(3,090)	1,815	-	250	-	(293)	-	(507)	-	-	-	4,400	(3,125)	1,275
- Other	6,744	(5,173)	1,571	-	472	(114)	(519)	-	570	-	-	-	7,474	(5,484)	1,990
Total infrastructure, property, plant and equipment	1,866,617	(308,411)	1,558,206	8,525	143,991	(3,445)	(27,378)	-	115	(14,794)	221,543	-	2,274,972	(388,209)	1,886,763

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

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10(a). Infrastructure, property, plant and equipment (continued)

	as at 01/07/2018		Asset movements during the reporting period							as at 30/06/19					
	Restated Gross carrying amount \$'000	Restated Accumulated depreciation \$'000	Restated Net carrying amount \$'000	Additions renewals \$'000	Additions new assets \$'000	Carrying value of disposals \$'000	Depreciated on expense \$'000	WIP transfers \$'000	Adjustments and transfers \$'000	Tfrs from/to investment properties \$'000	Revaluation - on decrements to equity (ARR) \$'000	Revaluation - on increments to equity (ARR) \$'000	Restated Gross carrying amount \$'000	Restated Accumulated depreciation \$'000	Restated Net carrying amount \$'000
Capital work in progress	13,443	-	13,443	-	7,203	-	-	(9,751)	(948)	-	-	-	9,947	-	9,947
Plant and equipment	18,654	(10,744)	7,910	-	4,380	(582)	(2,077)	-	(149)	-	-	-	20,048	(10,566)	9,482
Office equipment	5,602	(4,483)	1,109	-	172	(28)	(506)	-	231	-	-	-	5,328	(4,350)	978
Furniture and fittings	4,118	(1,819)	2,299	-	142	-	(375)	-	(4)	-	-	-	4,189	(2,137)	2,062
Land:															
- Operational land	132,505	-	132,505	-	7,058	-	-	-	3,167	(3,017)	-	-	139,713	-	139,713
- Community land	115,459	-	115,459	-	-	-	-	-	(3,167)	-	(3,611)	-	108,881	-	108,881
- Land under roads (post 30/6/08)	123,639	-	123,639	-	2,710	-	-	-	-	-	4,654	-	131,003	-	131,003
Land improvements - non-depreciable	29,732	-	29,732	-	-	-	-	-	-	-	-	-	29,732	-	29,732
Land improvements - depreciable	11,202	(4,643)	6,559	-	115	(186)	(750)	-	-	-	-	-	10,734	(4,986)	5,738
- Crown Land	2,103	-	2,103	-	-	-	-	-	-	-	-	-	2,103	-	2,103
Infrastructure:															
- Buildings - non-specialised	159,241	(42,287)	116,954	975	896	-	(4,301)	178	152	(30)	-	-	161,359	(46,436)	114,924
- Other structures	36,243	(15,518)	20,725	7,316	-	(30)	(1,297)	88	2,046	-	-	-	46,159	(17,331)	28,828
- Roads	642,945	(133,186)	509,779	11,514	46,700	(1,637)	(10,963)	7,662	(41,548)	-	-	-	663,920	(142,413)	521,507
- Bridges	48,493	(14,023)	34,470	419	1,147	-	(511)	-	-	-	-	-	50,059	(14,534)	35,525
- Footpaths	66,828	(13,681)	53,147	2,273	7,457	(383)	(936)	-	(4)	-	-	-	75,840	(14,266)	61,554
- Bulk earthworks (non-depreciable)	23,641	-	23,641	-	-	-	-	-	39,024	-	-	-	62,665	-	62,665
- Stormwater drainage	300,791	(36,682)	264,109	1,044	20,566	(96)	(2,748)	150	(5)	-	-	-	322,372	(39,352)	283,020
- Other open space/recreational assets	8,065	(3,234)	4,861	1,225	-	(17)	(688)	1,893	264	-	-	-	11,106	(3,758)	7,348
Other assets:															
- Library books	4,557	(2,837)	1,720	381	-	-	(203)	-	(73)	-	-	-	4,905	(3,060)	1,825
- Other	6,186	(4,800)	1,386	589	-	-	(397)	-	(7)	-	-	-	6,744	(5,173)	1,571
Total Infrastructure, property, plant and equipment	1,753,487	(287,927)	1,465,540	25,736	98,646	(2,959)	(25,732)	-	(1,021)	(3,047)	(3,611)	4,654	1,866,617	(308,411)	1,558,206

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

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10(a). Infrastructure, property, plant and equipment (continued)

Accounting policy for infrastructure, property, plant and equipment

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

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

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

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

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

Plant and equipment	Years	Other equipment	Years
Office equipment	5 to 10	Playground equipment	15
Office furniture	7 to 10	Benches, seats etc.	20 to 30
Computer equipment	4 to 5		
Vehicles	10 to 15	Buildings	
Heavy plant/road making equipment	10 to 15	Structure	45 to 150
Other plant and equipment	10 to 15	Internal Finishes	25
		Lift & escalators	25
		Fire services	40
		Stormwater assets	
		Drains	70 to 150
		Culverts	80 to 100
		Flood control structures	50 to 150
Library Books	10		
		Other infrastructure assets	
Transportation assets		Bulk earthworks	Infinite
Sealed roads: surface	20 to 50	Depreciable land Improvements	10 to 50
Sealed roads: structure	40 to 100	Other open space/recreational assets	15 to 30
Bridge:	30 to 100	Other infrastructure	5 to 100
Kerb, gutter and footpaths	10 to 80		

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

Land under roads

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

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

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

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Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10(a). Infrastructure, property, plant and equipment (continued)

Crown reserves

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

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

Rural Fire Service assets

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

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

A request was sent to RFS for the value and date of new assets acquired and any associated disposals but have not yet been received, so no additions or disposals have been included in these accounts for 2020.

ORD01

Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 10(b). Externally restricted infrastructure, property, plant and equipment

	as at 30/06/20			as at 30/06/19		
	Gross carrying amount \$ '000	Accumulated depn. and impairment \$ '000	Net carrying amount \$ '000	Gross carrying amount Restated \$ '000	Accumulated depn. and impairment \$ '000	Net carrying amount Restated \$ '000
Domestic waste management						
Plant and equipment	10,903	4,456	6,447	12,025	6,755	5,270
Land						
– Operational land	1,865	–	1,865	1,865	–	1,865
Buildings	1,216	729	487	1,151	657	494
Total DWM	13,984	5,185	8,799	15,041	7,412	7,629
<u>TOTAL RESTRICTED IPP&E</u>	13,984	5,185	8,799	15,041	7,412	7,629

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 11. Investment properties

	2020 \$ '000	2019 \$ '000
Owned investment property		
Investment property on hand at fair value	31,890	31,095
Total owned investment property	<u>31,890</u>	<u>31,095</u>

(a) Reconciliation – owned investment property

Reconciliation of annual movement:

Opening balance	31,095	27,300
– Net gain/(loss) from fair value adjustments	795	748
– Transfers from/(to) owner occupied (Note 10)	–	3,047
CLOSING BALANCE – OWNED INVESTMENT PROPERTY	<u>31,890</u>	<u>31,095</u>

(b) Valuation basis

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

The 2020 revaluations were based on independent assessments made by Civicland Property Consultants and Valuers Pty Ltd - ACN 630 673 853 in June 2020.

	2020 Actual \$ '000	2019 Actual \$ '000
(c) Leasing arrangements – Council as lessor (2019 only)		

The investment properties are leased to tenants under long-term operating leases with rentals payable monthly.

Future minimum lease payments receivable under non-cancellable investment property operating leases not recognised in the financial statements are receivable as follows:

Within 1 year	–	783
Later than 1 year but less than 5 years	–	2,591
Later than 5 years	–	1,533
Total minimum lease payments receivable	<u>–</u>	<u>4,907</u>

The Lease terms associated with the above Investment Properties range from 3 to 10 years with the exception of two properties that are not under a current lease.

(d) Investment property income and expenditure – summary
(2019 only)**Rental income from investment property:**

– Minimum lease payments	–	802
Net revenue contribution from investment property	<u>–</u>	<u>802</u>

plus:

Fair value movement for year	–	748
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Camden Council**Notes to the Financial Statements**

for the year ended 30 June 2020

Note 11. Investment properties (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
Total income attributable to investment property	–	1,550

Accounting policy for investment property

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

Properties that are under construction for future use as investment properties are regarded as investment property. These are also carried at fair value unless the fair value cannot yet be reliably determined. Where that is the case, the property will be accounted for at cost until either the fair value becomes reliably determinable or construction is complete.

Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 12. Intangible assets

Intangible assets are as follows:

	2020 Actual \$ '000	2019 Actual \$ '000
Software		
Opening values at 1 July		
Gross book value	1,843	1,592
Accumulated amortisation	(844)	(578)
Net book value – opening balance	999	1,014
Movements for the year		
– Purchases	304	251
– Amortisation charges	(288)	(266)
Closing values at 30 June		
Gross book value	2,147	1,843
Accumulated amortisation	(1,132)	(844)
Total software – net book value	1,015	999
TOTAL INTANGIBLE ASSETS – NET BOOK VALUE	1,015	999

Accounting policy for intangible assets**IT development and software**

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

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

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Contract assets and liabilities

	Notes	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000
Contract liabilities			
Grants and contributions received in advance:			
Unexpended capital grants (to construct Council controlled assets)	(i)	3,754	–
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	751	–
Total grants received in advance		4,505	–
User fees and charges received in advance:			
Upfront fees – leisure centre	(iii)	109	–
Other		46	–
Total user fees and charges received in advance		155	–
Total contract liabilities		4,660	–

Notes

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

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

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

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000
(i) Contract liabilities relating to restricted assets		
Externally restricted assets		
Unspent grants held as contract liabilities	4,505	–
Contract liabilities relating to externally restricted assets	4,505	–
Total contract liabilities relating to restricted assets	4,505	–
Total contract liabilities relating to unrestricted assets	155	–
Total contract liabilities	4,660	–
		2020 Actual \$ '000

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 13. Contract assets and liabilities (continued)

	2020 Actual \$ '000
(ii) Revenue recognised (during the financial year) from opening contract liability balances	
Grants and contributions received in advance:	
Capital grants (to construct Council controlled assets)	255
Operating grants (received prior to performance obligation being satisfied)	1,903
Total Revenue recognised during the financial year that was included in the contract liability balance at the beginning of the period	2,158

Significant changes in contract assets and liabilities

The contract liabilities have arisen on adoption of AASB 15 and AASB 1058. Previously income received in advance was recognised for reciprocal contracts. The increase in a contract liability is primarily due to grants in the scope of AASB 15 and capital grants received by Council to acquire or construct assets which will be under Council's control. Previously, revenue was recognised on receipt of the funds and if any funds were unspent were included in note 7c (2019) as specific purpose unspent grants.

Accounting policy for contract assets and liabilities

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer.

When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or before the payment is due, Council presents the work in progress as a contract asset, unless the rights to that amount of consideration are unconditional, in which case Council recognises a receivable.

When an amount of consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 14. Leases

The Council has applied AASB 16 using the modified retrospective (cumulative catch-up) method and therefore the comparative information has not been restated and continues to be reported under AASB 117 and related Interpretations.

(i) Council as a lessee

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

Vehicles

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

Each car has a separate lease and can vary in terms based on estimated distance travelled each year.

Some running costs are part of the costs charged from the leasing company but are treated as a separate cost to leasing and are expensed as materials in the year incurred.

Office and IT equipment

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

Extension options

Council's lease for vehicles have an extension option but normally do not exercise this provision, however there have been times where this option has been taken up due to hail damage.

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

	Plant & Equipment Actual \$ '000	Office Equipment Actual \$ '000	Total Actual \$ '000
(a) Right of use assets			
Opening balance at 30 June 2019	-	-	-
Adoption of AASB 16 at 1 July 2019 – first time lease recognition	1,654	654	2,308
Additions to right-of-use assets	1,338	-	1,338
Impairment of right-of-use assets	(1,271)	(264)	(1,535)
Other movement	-	-	-
RIGHT OF USE ASSETS	1,721	390	2,111

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000
(b) Lease liabilities		
Lease liabilities	1,354	808
TOTAL LEASE LIABILITIES	1,354	808

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Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 14. Leases (continued)

(i) The maturity analysis

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

	< 1 year Actual \$ '000	1 – 5 years Actual \$ '000	> 5 years Actual \$ '000	Total Actual \$ '000	Total per Statement of Financial Position Actual \$ '000
Cash flows	1,354	808	–	2,162	2,162
				2020 Current Actual \$ '000	2020 Non-current Actual \$ '000

(ii) Lease liabilities relating to restricted assets

Total lease liabilities relating to unrestricted assets				1,354	808
Total lease liabilities				1,354	808

					2020 Actual \$ '000
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(c) Income Statement

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

Interest on lease liabilities	60
Depreciation of right of use assets	1,535
Expenses relating to short-term leases	474
	<u>2,069</u>

(d) Statement of Cash Flows

Interest payment	73
Short term lease payments	474
Principal lease payments	1473
Total Cash Outflow for Leases	<u>2,020</u>

Leases at significantly below market value – concessionary / peppercorn leases

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

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

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

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ORD01

Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 14. Leases (continued)

Accounting policy

Accounting policies under AASB 16 – applicable from 1 July 2019

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

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

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

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

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

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

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

Exceptions to lease accounting

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

Leases at significantly below market value / concessionary leases

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

Accounting policy under AASB 117 and associated Accounting Interpretations (2019 only)

Refer to Note 5c and Note 17.

(ii) Council as a lessor

(e) Operating leases

Council leases out a number of properties these leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer note 11) in the Statement of Financial Position.

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

	2020 Actual \$ '000
(i) Operating lease income	
Investment properties	
Lease income (excluding variable lease payments not dependent on an index or rate)	853
Other lease income	
Leaseback fees - council vehicles	1,032
Total income relating to operating leases	1,885

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 14. Leases (continued)

	2020 Actual \$ '000
(ii) Operating lease expenses	
Investment properties	
Direct operating expenses that generated rental income	60
Direct operating expenses that did not generate rental income	12
Other leased assets	
Total expenses relating to operating leases	72
(iii) Repairs and maintenance: investment property	
Contractual obligations for future repairs and maintenance	21
Total repairs and maintenance: investment property	21
(iv) Maturity analysis of contractual lease income	
Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:	
< 1 year	791
1–2 years	798
2–3 years	784
3–4 years	761
4–5 years	761
> 5 years	2,325
Total undiscounted contractual lease income receivable	6,220

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 15. Payables and borrowings

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Payables				
Government departments and agencies	166	–	153	–
Prepaid rates	1,193	–	905	–
Goods and services – operating expenditure	3,585	5	3,971	–
Accrued expenses:				
– Borrowings	487	–	498	–
– Salaries and wages	1,315	–	195	–
– Interest on leases	9	–	–	–
Security bonds, deposits and retentions	17,365	–	13,578	–
Section 7.11 – works in kind agreements	–	10,559	–	11,283
Other	89	–	4	–
Total payables	24,209	10,564	19,304	11,283
Income received in advance (2019 only)				
Payments received in advance	–	–	620	–
Total income received in advance	–	–	620	–
Borrowings				
Loans – secured ¹	1,372	23,316	3,721	24,528
Total borrowings	1,372	23,316	3,721	24,528
TOTAL PAYABLES AND BORROWINGS	25,581	33,880	23,645	35,811

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

Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note 22.

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
(a) Payables and borrowings relating to restricted assets				
Externally restricted assets				
Section 7.11 – Works in kind agreements	–	10,559	–	11,283
Payables and borrowings relating to externally restricted assets	–	10,559	–	11,283
Total payables and borrowings relating to restricted assets	–	10,559	–	11,283
Total payables and borrowings relating to unrestricted assets	25,581	23,321	23,645	24,528
TOTAL PAYABLES AND BORROWINGS	25,581	33,880	23,645	35,811

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Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 15. Payables and borrowings (continued)

	2020 Actual \$ '000	2019 Actual \$ '000
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(b) Current payables and borrowings not anticipated to be settled within the next twelve months

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

Payables – security bonds, deposits and retentions	14,365	10,563
Total payables and borrowings	14,365	10,563

(c) Changes in liabilities arising from financing activities

	as at 30/06/19		Non-cash changes				as at 30/06/20
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Acquisition due to change in accounting policy \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000
Loans – secured	28,249	(3,561)	–	–	–	–	24,688
Lease liabilities	–	(1,473)	1,328	–	2,307	–	2,162
TOTAL	28,249	(5,034)	1,328	–	2,307	–	26,850

	as at 30/06/18		Non-cash changes				as at 30/06/19
	Opening Balance \$ '000	Cash flows \$ '000	Acquisition \$ '000	Fair value changes \$ '000	Other non-cash movement \$ '000	Closing balance \$ '000	
Loans – secured	31,622	(3,373)	–	–	–	28,249	
TOTAL	31,622	(3,373)	–	–	–	28,249	

	2020 Actual \$ '000	2019 Actual \$ '000
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(d) Financing arrangements**(i) Unrestricted access was available at balance date to the following lines of credit:**

Bank overdraft facilities ¹	150	150
Credit cards/purchase cards	450	450
Total financing arrangements	600	600

Undrawn facilities as at balance date:

– Bank overdraft facilities	150	150
– Credit cards/purchase cards	450	450
Total undrawn financing arrangements	600	600

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

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ORD01

Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 15. Payables and borrowings (continued)

Accounting policy for payables and borrowings

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

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

Payables

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

Borrowings

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

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

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

Finance leases (2019 only)

Council has no Finance Leases

Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Provisions

	2020 Current Actual \$ '000	2020 Non-current Actual \$ '000	2019 Current Actual \$ '000	2019 Non-current Actual \$ '000
Provisions				
Employee benefits				
Annual leave	4,624	–	4,097	–
Long service leave	10,000	298	8,903	275
Sub-total – aggregate employee benefits	14,624	298	13,000	275
TOTAL PROVISIONS	14,624	298	13,000	275

	2020 Actual \$ '000	2019 Actual \$ '000

(a) Current provisions not anticipated to be settled within the next twelve months

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

Provisions – employees benefits	10,502	10,032
	<u>10,502</u>	<u>10,032</u>

(b) Description of and movements in provisions

	ELE provisions		
	Annual leave \$ '000	Long service leave \$ '000	Total \$ '000
2020			
At beginning of year	4,097	9,178	13,275
Additional provisions	3,714	2,922	6,636
Amounts used (payments)	(3,187)	(1,802)	(4,989)
Total ELE provisions at end of year	<u>4,624</u>	<u>10,298</u>	<u>14,922</u>
2019			
At beginning of year	3,583	7,172	10,755
Additional provisions	2,954	2,654	5,608
Amounts used (payments)	(2,440)	(648)	(3,088)
Total ELE provisions at end of year	<u>4,097</u>	<u>9,178</u>	<u>13,275</u>

Accounting policy for provisions

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 16. Provisions (continued)

of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Employee benefits

Short-term obligations

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

Other long-term employee benefit obligations

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

On-costs

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

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

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

Self-insurance

Council insures its various risks, including public liability/ public indemnity, through Civic Risk Insurance Mutual. Under this insurance arrangement claims are paid on the basis of an excess (paid by Council), a mutual layer (paid by Civic Risk mutual) and an insurer layer (paid by the insurer).

Civic Risk Mutual is a co-operative Local Government self insurance scheme. Civic Risk Mutual was established to help stabilise insurance premium costs and achieve significant cost savings and a long term benefit for member councils through effective risk management.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors

(a) Nature and purpose of reserves

Infrastructure, property, plant and equipment revaluation reserve

The infrastructure & property revaluation reserve is used to record increments / decrements of non-current asset values due to their revaluation.

Fair value through other comprehensive income reserve (FVOCI)

Changes in the fair value of certain financial assets are taken through the fair value through other comprehensive income revaluation reserve. The accumulated changes in fair value are transferred to profit or loss when the financial asset is derecognised or impaired.

(b) Correction of errors relating to a previous reporting period

Nature of prior-period error

As part of its valuation cycle, Council found in:

Details of errors	Impact of correction of errors to IPPE (\$'000)
<p>Stormwater drainage assets Council identified pipes and pits recorded in its assets register that do not exist as part of its comprehensive valuation of stormwater drainage assets during the year ended 30 June 2020. These errors were a result of failure to use systems and information which were available to Council or for which Council could have reasonably used in prior periods. The correction resulted in a net reduction in the opening balance of infrastructure, property, plant and equipment at 1 July 2018.</p>	(18,308)
<p>Land under roads Council identified significant understatement in the area determined for land under roads which arose from failure to use systems and information which were available to Council or for which Council could have reasonably used in prior periods. The correction resulted in an increase in the opening balance of infrastructure, property, plant and equipment at 1 July 2018.</p>	9,629
<p>Footpaths Council identified newly discovered assets as a result of physical inspection and mapping of footpaths in GIS system during the year ended 30 June 2020. These assets had not been previously recorded in the Council's asset register. The impact of this was an increase in the opening balance of infrastructure, property, plant and equipment at 1 July 2018.</p>	14,515
<p>Roads Council identified newly discovered assets as a result of physical inspection and mapping of roads in GIS system during the financial year ended 30 June 2020. These assets had not been previously recorded in the Council's asset register. The impact of this was an increase in the opening balance of infrastructure, property, plant and equipment at 1 July 2018.</p>	8,541
Net impact	14,377

The errors identified above have been corrected by restating the balances at the beginning of the earliest period presented (1 July 2018) and taking the adjustment through to accumulated surplus at that date.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Comparatives have been changed to reflect the correction of errors. The impact on each line item is shown in the tables below.

Changes to the opening Statement of Financial Position at 1 July 2018

Statement of Financial Position

	Original Balance 1 July, 2018 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 1 July, 2018 \$ '000
Infrastructure Property Plant & equipment	1,451,163	14,377	1,465,540
Total assets	1,613,143	14,377	1,627,520
Total Liabilities	76,089	–	76,089
Accumulated surplus	1,046,682	14,377	1,061,059
Total equity	1,537,054	14,377	1,551,431

Adjustments to the comparative figures for the year ended 30 June 2019

Statement of Financial Position

	Original Balance 30 June, 2019 \$ '000	Impact Increase/ (decrease) \$ '000	Restated Balance 30 June, 2019 \$ '000
Infrastructure, Property, Plant and Equipment	1,543,829	14,377	1,558,206
Total assets	1,725,249	14,377	1,739,626
Total liabilities	72,731	–	72,731
Accumulated Surplus	1,161,047	14,377	1,175,424
Total equity	1,652,518	14,377	1,666,895

Council assessed that the impact to the 2019 depreciation of the correction of prior period errors is not material. Therefore no change was made to the 30 June 2019 income statement and statement of comprehensive income.

(c) Changes in accounting policies due to adoption of new accounting standards (not-retrospective)

During the year ended 30 June 2020, the Council has adopted AASB 15 *Revenue from Contracts with Customers*, AASB 1058 *Income of Not-for-profit Entities* and AASB 16 *Leases* using the modified retrospective (cumulative catch-up) method and therefore the comparative information for the year ended 30 June 2019 has not been restated and continues to comply with AASB 111 *Construction Contracts*, AASB 117 *Leases*, AASB 118 *Revenue*, AASB 1004 *Contributions* and associated Accounting Interpretations.

All adjustments on adoption of AASB 15 and AASB 1058 have been taken to retained earnings at 1 July 2019.

The impacts of adopting these standards and associated transition disclosures are provided below:

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

(i) AASB 15 and AASB 1058

The following approach has been applied on transition to AASB 15 and AASB 1058:

- Council has not adopted the completed contract expedient and therefore has not excluded revenue which was fully recognised in previous years in accordance with the former accounting standards and pronouncements
- Council has retrospectively restated contracts for modifications that occurred before 1 July 2019 unless such contract modification were minor.
- Council has previously recognised some revenue sources as liabilities and not income until the obligations are fulfilled these include items such as :
 - Ticket sales, Civic centre fees, Gallery ticket sales, Hall hire and park hirers.
- If there are any others they are deemed to be insignificant and have been recognised when received.

Costs incurred in fulfilling customer contracts

Prior to adopting AASB 15 Council would recognise direct costs associated with fulfilling customer contracts as expenses when incurred, as they did not qualify for recognition as assets under any other accounting standards. Under AASB 15, as these costs relate directly to the contracts, generate resources used in satisfying the contracts, and are expected to be recovered, they are capitalised as 'costs to fulfil a contract' assets and released through profit and loss on the same basis as the revenue is recognised.

Upfront fees – Council leisure centre

Prior to adopting AASB 15, the Council recognised membership joining fees on receipt. Under AASB 15, since the fees do not relate to a performance obligation, they are combined with other goods and services transferred to the customer and therefore they are now spread over the expected life of the contract with the customer (i.e the membership life).

Revenue recognition from contract modifications

In relation to contract modifications, AASB 15 requires customer approval, which is a more prudent criteria than the probability requirement in the previous standards and has resulted in deferral of revenue where unapproved works have been performed.

Transfer of control to a customer – over time or at a point in time

AASB 15 has specific criteria regarding whether control is transferred over time or at a point in time. The entity has reviewed its contracts and concluded that the criteria for recognition over time is not met in some circumstances. In such cases, revenue and related production costs will be recognised at the delivery of each separate performance obligation instead of over the contract using a single margin.

Principal v agent

Prior to adoption of AASB 15, the Council had assessed that they were a principal in transactions where another party was involved in providing the goods or services including pass-through grants.

Under AASB 15, the indicators of a principal have changed and there are now a number of performance obligations within grant agreements where the Council is acting as an agent since the only obligation is to transfer the funds to a third party. The result is that Council can only recognise the "commission" to which they are entitled rather than the gross revenue and expenses. There is no change to reported profit.

Licences

Council has reviewed the licences it grants and considers that all licences are either short-term or low value and elects to recognise all revenue from licences up-front rather than spreading them over the life of the licence.

Prepaid rates

Under AASB 1004, rates were recorded as revenue at the earliest of receipt of the funds from the ratepayer and the beginning of the rating period. Under AASB 1058, prepaid rates are recognised as a financial liability until the beginning of the rating period.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Grants – operating

Under AASB 1004, most grant income was recognised as revenue on receipt. Under AASB 15, where an agreement is enforceable and contains sufficiently specific performance obligations, the revenue is either recognised over time as the work is performed, or recognised at the point in time that the control of the services passes to the customer.

Grants – capital

Under AASB 1004, most grant monies were recorded as revenue on receipt. Under AASB 1058, where Council has received assets (including cash) to acquire or construct a non-financial asset, the asset is to be controlled by Council and the contract is enforceable, then the asset is recognised as a contract liability on receipt and recorded as revenue as the performance obligation to acquire or construct the asset is completed.

Changes in presentation

In addition to the above changes in accounting policies, the Council has also amended the presentation of certain items to align them with the requirements of AASB 15 and AASB 1058:

With the Adoption of AASB15 council has recognised where there was an outstanding obligation to carryout works or services and revised the income recognition from the previous year and transferred these monies to a liability account. This resulted in a reduction of \$3,030,000 from accumulated surpluses and capitalise at 1 July 2019 until the associated obligations were met and then this income was recognised.

\$ '000	Balance at 1 July 2019 Actual
Opening contract balances at 1 July 2019	
Contract liabilities	
– Under AASB 15	3,030
Total Contract liabilities	<u>3,030</u>

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Comparison of financial statement line items under AASB 15 and 1058 compared to previous standards for the current year

The following tables show the impact of adopting AASB 15 and AASB 1058 on the Council's financial statements for the year ended 30 June 2020.

Statement of Financial Position

\$ '000	Carrying amount per Statement of Financial Position under AASB 15 and AASB 1058 Actual	Reclassific- ation Actual	Remeasur-e ment Actual	Carrying amount under previous revenue standards Actual	Notes Actual
Current liabilities					
Contract liabilities	4,660	-	(4,660)	-	
Total current liabilities	<u>46,218</u>	<u>-</u>	<u>(4,660)</u>	<u>41,558</u>	
Net assets	<u>2,008,390</u>	<u>-</u>	<u>(4,660)</u>	<u>2,003,730</u>	
Equity					
Accumulated surplus	1,310,226	-	4,660	1,314,886	
Revaluation reserves	698,164	-	-	698,164	
Council equity interest	<u>2,008,390</u>	<u>-</u>	<u>4,660</u>	<u>2,013,050</u>	
Total equity	<u>2,008,390</u>	<u>-</u>	<u>4,660</u>	<u>2,013,050</u>	

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 17. Accumulated surplus, revaluation reserves, changes in accounting policies, changes in accounting estimates and errors (continued)

Income Statement

\$ '000	Income Statement and comprehensive income under AASB 15 and AASB 1058 Actual	Reclassification Actual	Remeasurement Actual	Income Statement and comprehensive income under previous revenue standards Actual	Notes Actual
Income from continuing operations					
User charges and fees	15,113	1,885	–	16,998	
Grants and contributions provided for capital purposes	153,981	–	4,660	158,641	
Rental income	1,885	(1,885)	–	–	
Total Income from continuing operations	263,322	–	4,660	267,982	
Expenses from continuing operations					
Borrowing costs	1,397	(60)	–	1,337	
Materials and contracts	32,258	60	1,535	33,853	
Depreciation and amortisation	29,201	–	(1,535)	27,666	
Total Expenses from continuing operations	125,557	–	–	125,557	
Total Operating result from continuing operations	137,765	–	4,660	142,425	
Net operating result for the year	137,765	–	4,660	142,425	
Total comprehensive income	344,514	–	–	344,514	

The impacts of the adoption of the new Accounting standards are listed below:

- Borrowing costs include \$60K as interest costs imbedden within operating lease payments. Previously these costs were included in Materials and contracts.
- Right of Use Assets depreciation \$1,535K is the amortisation of the assets created when recognising the initial value of leases and writing off over the life of the asset. In prior years the total lease payments were included in materials and contracts.

Adjustments to the opening balances as 1st July 2019

Statement of Financial Position

\$ '000	Original Balance 1 July, 2019	Impact Increase/ (decrease)	Restated Balance 1 July, 2019
Contract liabilities	–	3,030	3,030
Total liabilities	72,731	3,030	75,761
Accumulated surplus	1,161,047	(3,030)	1,158,017
Total equity	1,652,518	(3,030)	1,649,488

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 18. Statement of cash flow information

	Notes	2020 Actual \$ '000	2019 Actual \$ '000
(a) Reconciliation of cash and cash equivalents			
Total cash and cash equivalents per Statement of Financial Position	7(a)	12,135	8,607
Balance as per the Statement of Cash Flows		12,135	8,607
(b) Reconciliation of net operating result to cash provided from operating activities			
Net operating result from Income Statement		137,765	114,365
Adjust for non-cash items:			
Depreciation and amortisation		29,201	25,139
Net losses/(gains) on disposal of assets		1,441	2,158
Non-cash capital grants and contributions		(126,740)	(89,789)
Adoption of AASB 15/1058		(3,030)	-
Losses/(gains) recognised on fair value re-measurements through the P&L:			
– Investment property		(795)	(748)
Amortisation of premiums, discounts and prior period fair valuations			
– Interest exp. on interest-free loans received by Council (previously fair valued)		-	292
Share of net (profits)/losses of associates/joint ventures using the equity method		37	66
+/- Movement in operating assets and liabilities and other cash items:			
Decrease/(increase) in receivables		(1,287)	(119)
Increase/(decrease) in provision for impairment of receivables		(1,165)	371
Decrease/(increase) in inventories		(76)	(4)
Decrease/(increase) in other current assets		181	(148)
Increase/(decrease) in payables		(381)	1,030
Increase/(decrease) in accrued interest payable		(2)	(20)
Increase/(decrease) in other accrued expenses payable		1,120	(747)
Increase/(decrease) in other liabilities		2,829	(2,768)
Increase/(decrease) in contract liabilities		4,660	-
Increase/(decrease) in provision for employee benefits		1,647	2,520
Net cash provided from/(used in) operating activities from the Statement of Cash Flows		45,405	51,598
(c) Non-cash investing and financing activities			
Other dedications		126,740	89,789
Total non-cash investing and financing activities		126,740	89,789

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 19. Investments Accounted for Using the Equity Method

	Council's share of net income		Council's share of net assets	
	2020 \$ '000	2019 \$ '000	2020 \$ '000	2019 \$ '000
Joint ventures Civic Risk West and Civic Risk Mutual	(37)	(66)	91	128
Total	(37)	(66)	91	128

Joint arrangements

(i) Joint ventures

The following information is provided for joint ventures that are individually material to the Council. Included are the total amounts as per the joint venture financial statements, adjusted for fair-value adjustments at acquisition date and differences in accounting policies, rather than the Council's share.

During the 2019/2020 Financial Year there were additional members who joined the entities. This has impacted on Council's share of the assets. The reduction in asset holdings of (37) included the share of the operational results of the year, plus a reduction from 5.9% to 5.3% of Council's share of net assets.

(a) Net carrying amounts – Council's share

	Nature of relationship	Measurement method	2020	2019
			\$ '000	\$ '000
Civic Risk West	Joint Venture	Equity	80	83
Civic Risk Mutual	Joint Venture	Equity	11	45
Total carrying amounts – material joint ventures			91	128

(b) Details

	Principal activity	Place of business
Civic Risk West	Liability insurance and Risk Management	Penrith
Civic Risk Mutual	General Insurance and Risk Management	Penrith

(c) Relevant interests and fair values

	Quoted fair value		Interest in outputs		Interest in ownership		Proportion of voting power	
	2020 \$ '000	2019 \$ '000	2020 %	2019 %	2020 %	2019 %	2020 %	2019 %
Civic Risk West	80	–	0.2%	0.2%	2.0%	2.0%	7.7%	9.1%
Civic Risk Mutual	11	–	0.2%	0.6%	5.3%	6.0%	2.0%	5.9%

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 19. Investments Accounted for Using the Equity Method (continued)

(d) Summarised financial information for joint ventures

	Civic Risk West		Civic Risk Mutual	
	2020 Actual \$ '000	2019 Actual \$ '000	2020 Actual \$ '000	2019 Actual \$ '000
Statement of financial position				
Current assets				
Cash and cash equivalents	14,665	2,961	6,177	1,813
Other current assets	15,585	27,370	5,924	7,215
Non-current assets	33,048	36,522	5,102	5,368
Current liabilities				
Current financial liabilities (excluding trade and other payables and provisions)	8,617	6,657	5,923	4,827
Other current liabilities	4,561	740	490	346
Non-current liabilities				
Non-current financial liabilities (excluding trade and other payables and provisions)	7,999	12,116	3,635	2,279
Net assets	42,121	47,340	7,155	6,944
Reconciliation of the carrying amount				
Opening net assets (1 July)	47,340	41,761	6,944	8,468
Profit/(loss) for the period	3,181	5,579	211	(1,524)
Closing net assets	50,521	47,340	7,155	6,944
Council's share of net assets (%)	0.2%	0.2%	0.2%	0.7%
Council's share of net assets (\$)	80	85	11	45
Statement of comprehensive income				
Income	7,969	9,918	14,679	11,320
Interest income	1,321	3,623	205	448
Interest expense	(18)	(18)	-	-
Other expenses	(6,091)	(7,944)	(14,673)	(13,292)
Profit/(loss) from continuing operations	3,181	5,579	211	(1,524)
Profit/(loss) for the period	3,181	5,579	211	(1,524)
Total comprehensive income	3,181	5,579	211	(1,524)
Share of income – Council (%)	0.2%	0.2%	0.2%	5.1%
Profit/(loss) – Council (\$)	7	11	-	(77)
Total comprehensive income – Council (\$)	7	11	-	(77)
Summarised Statement of cash flows				
Cash flows from operating activities	(1,887)	2,439	1,614	2,904
Cash flows from investing activities	12,681	(2,500)	2,750	(2,250)
Net increase (decrease) in cash and cash equivalents	10,794	(61)	4,364	654

Camden Council

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 20. Commitments

	2020 Actual \$ '000	2019 Actual \$ '000
(a) Capital commitments (exclusive of GST)		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Buildings	2,045	3,164
Plant and equipment	-	2,504
Infrastructure assets	1,890	6,319
Other	635	45
Total commitments	4,570	12,032
These expenditures are payable as follows:		
Within the next year	4,570	12,032
Total payable	4,570	12,032
Sources for funding of capital commitments:		
Internally restricted reserves	4,570	12,032
Total sources of funding	4,570	12,032

Details of capital commitments

The above capital commitments capital commitments relate to signed contracts as at 30/06/20

	2020 Actual \$ '000	2019 Actual \$ '000
(b) Non-cancellable operating lease commitments (2019 only)		
a. Commitments under non-cancellable operating leases at the reporting date, but not recognised as liabilities are payable:		
Within the next year	-	1,545
Later than one year and not later than 5 years	-	1,115
Total non-cancellable operating lease commitments	-	2,660

b. Non-cancellable operating leases include the following assets:

Refer to Note 14 for information relating to leases for 2020.

Non-cancellable operating leases include the following assets:

Motor Vehicles, photocopiers and other Equipment.

These Leases range from 1 to 5 years in length.

Contingent rentals maybe payable depending on the condition of items of usage during the lease term.

All operating Lease arrangements impose financial restrictions on Council regarding future debt etc.

Conditions relating to finance and operating leases:

- All agreements are secured only against the leased asset.

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 21. Contingencies

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

LIABILITIES NOT RECOGNISED**1. Guarantees****(i) Defined benefit superannuation contribution plans**

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

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

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

Description of the funding arrangements.

Pooled employers are required to pay standard employer contributions and additional lump sum contributions to the fund.

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

Division B	1.9 times employee contributions for non 180 point members nil for 180 point members
Division C	2.5x% salaries
Division D	1.64 times employee contributions

For 180 point members employers are required to contribute 7% of salaries to these members accumulated accounts, which are paid in addition to the members defined benefits.

The additional lump sum contribution for each Pooled Employer is a share of the total additional contributions of \$40 million per annum from 1 July 2019 for 2 years to 30 June 2021, apportioned according to each employer's share of the accrued liabilities as at 30 June 2019. These additional lump sum contributions are used to maintain the adequacy of the funding position of the accrued liabilities.

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

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

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

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

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

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 21. Contingencies (continued)

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ended 30 June 2020 was \$445,552.70. The last valuation of the Scheme was performed by Mr Richard Boyfield, FIAA on 30 June 2019.

The amount of additional contributions included in the total employer contribution advised above is \$258,399.96. Council's expected contribution to the plan for the next annual reporting period is \$421,601.20.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2020 are:

Employer reserves only *	\$millions	Asset Coverage
Assets	1,695.2	
Past Service Liabilities	1,773.2	95.6%
Vested Benefits	1,757.5	96.5%

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

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

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

Investment return	5.75% per annum
Salary inflation *	3.5% per annum
Increase in CPI	2.5% per annum

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group. The estimated employer reserves financial position above is a preliminary calculation and once all the relevant information is received by the Funds actuary, the final end of year review will be completed around December 2020.

(ii) StateCover Limited

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

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

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

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

(iii) Other guarantees

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

2. Other liabilities

(i) Third party claims

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

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 21. Contingencies (continued)

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

(ii) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

ASSETS NOT RECOGNISED**(i) Infringement notices/fines**

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

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

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

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

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 22. Financial risk management

Risk management

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

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

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

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

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

	Carrying value 2020 \$ '000	Carrying value 2019 \$ '000	Fair value 2020 \$ '000	Fair value 2019 \$ '000
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	12,135	8,607	12,135	8,607
Receivables	11,979	10,401	11,979	10,401
Investments				
– 'Financial assets at amortised cost'	142,208	129,500	142,208	129,500
Fair value through other comprehensive income				
Investments				
– 'Financial assets at fair value through other comprehensive income'	–	56	–	56
Total financial assets	166,322	148,564	166,322	148,564
Financial liabilities				
Payables	33,580	30,587	33,580	29,682
Loans/advances	24,688	28,249	24,688	28,249
Lease liabilities	2,162	–	2,162	–
Other financial liabilities	–	1,525	–	1,525
Total financial liabilities	60,430	60,361	60,430	59,456

Fair value is determined as follows:

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

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

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

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Financial Statements 2020

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 22. Financial risk management (continued)

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

The risks associated with the instruments held are:

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

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

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

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

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

	Increase of values/rates		Decrease of values/rates	
	Profit \$ '000	Equity \$ '000	Profit \$ '000	Equity \$ '000
2020				
Possible impact of a 1% movement in interest rates	1,480	1,480	(1,480)	(1,480)
2019				
Possible impact of a 1% movement in interest rates	1,310	1,310	(1,310)	(1,310)

(b) Credit risk

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

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

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

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

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

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

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

Credit risk profile

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 22. Financial risk management (continued)

Receivables – rates and annual charges

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

	Not yet overdue \$ '000	< 1 year overdue \$ '000	1 - 2 years overdue \$ '000	2 - 5 years overdue \$ '000	> 5 years overdue \$ '000	Total \$ '000
2020						
Gross carrying amount	–	1,854	633	1,158	–	3,645
2019						
Gross carrying amount	–	1,262	549	1,068	336	3,215

Receivables - non-rates and annual charges

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

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

	Not yet overdue \$ '000	0 - 30 days overdue \$ '000	31 - 60 days overdue \$ '000	61 - 90 days overdue \$ '000	> 91 days overdue \$ '000	Total \$ '000
2020						
Gross carrying amount	192	5,181	3,068	2	–	8,443
2019						
Gross carrying amount	6,513	1,585	112	125	125	8,460

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 22. Financial risk management (continued)

(c) Liquidity risk

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

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through diversification of borrowing types, maturities and interest rate structures. The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

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

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

	Weighted average interest rate %	Subject to no maturity \$ '000	≤ 1 Year \$ '000	payable in: 1 - 5 Years \$ '000	> 5 Years \$ '000	Total cash outflows \$ '000	Actual carrying values \$ '000
2020							
Trade/other payables	0.00%	17,365	5,571	10,564	–	33,500	33,580
Loans and advances	5.58%	–	1,372	4,399	18,917	24,688	24,688
Total financial liabilities		17,365	6,943	14,963	18,917	58,188	58,268
2019							
Trade/other payables	0.00%	24,861	4,821	–	–	29,682	29,682
Loans and advances	5.58%	–	3,721	4,964	19,564	28,249	28,249
Total financial liabilities		24,861	8,542	4,964	19,564	57,931	57,931

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Material budget variations

Council's original financial budget for 19/20 was adopted by the Council on 25/06/2019 and is unaudited.

While the Income Statement included in this General Purpose Financial Statements must disclose the original budget adopted by Council, the Local Government Act 1993 requires Council to review its financial budget on a quarterly basis, so that it is able to manage the various variations between actuals versus budget that invariably occur throughout the year.

This note sets out the details of **material variations** between Council's original budget and its actual results for the year as per the Income Statement – even though such variations may have been adjusted for during each quarterly budget review.

Material variations represent those variances between the original budget figure and the actual result that amount to 10% or more.

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

\$ '000	2020 Budget	2020 Actual	2020 ----- Variance -----	
REVENUES				
Rates and annual charges	76,030	74,558	(1,472)	(2)% U
User charges and fees	18,618	15,113	(3,505)	(19)% U
The unfavourable result is due to a decrease in revenue for DA fees of approximately \$2.3m and lower than expected income from Council's Aquatic facilities due the closure during COVID-19 of \$1.3m.				
Other revenues	1,690	5,301	3,611	214% F
The favourable increase was due to income received for the settlement of a legal matter of \$3.7m				
Operating grants and contributions	9,074	8,557	(517)	(6)% U
Capital grants and contributions	154,061	153,981	(80)	0% U
Interest and investment revenue	3,250	3,132	(118)	(4)% U
Fair value increment on investment property	–	795	795	∞ F
The \$795k is the movement in fair value for Council's investment properties for the year. This was not included in Council's annual estimates as it is a non cash entry.				
Rental income	1,946	1,885	(61)	(3)% U
EXPENSES				
Borrowing costs	1,175	1,397	(222)	(19)% U
The result is unfavourable due a change in accounting standards for leases of \$222k.				
Depreciation and amortisation	19,000	29,201	(10,201)	(54)% U
This is the direct result of Council constructing and receiving dedicated assets with the effect of increased depreciation once commissioned.				
Other expenses	10,352	9,341	1,011	10% F
This is the result of electricity savings of \$480k.				
Net losses from disposal of assets	–	1,441	(1,441)	∞ U
Loss on disposal of infrastructure assets were not included in the Original budget estimates as they are non cash items.				
Joint ventures and associates – net losses	–	37	(37)	∞ U
Joint Venture results from Civic Risk and Civic Mutual are not included in the original budget estimates.				

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Notes to the Financial Statements

for the year ended 30 June 2020

Note 23. Material budget variations (continued)

\$ '000	2020 Budget	2020 Actual	2020 ----- Variance -----	
STATEMENT OF CASH FLOWS				
Cash flows from operating activities	36,792	45,405	8,613	23% F
Variance relates to GST received of \$5.78m and the payment of Bond Deposits and Retentions of \$3.79m that were not known at the time of preparing the budget.				
Cash flows from investing activities	(33,384)	(36,843)	(3,459)	10% U
The unfavourable result is due to the reduction of Purchase of Infrastructure, Property Plant and Equipment that is funded from operational activities of (\$8m) related to uncompleted works, and the growth in investment portfolio of \$12.6m.				
Cash flows from financing activities	(721)	(5,033)	(4,312)	598% U
Mainly relating to a loan for the acquisition of land not proceeding \$3.0m and a change in the accounting standards for leased assets of \$1.5m.				

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement

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

- Infrastructure, property, plant and equipment
- Investment property

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

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

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

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

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

Camden Council

Financial Statements 2020

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement (continued)

(1) Assets and liabilities that have been measured and recognised at fair values

2020	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
Recurring fair value measurements					
Investment property					
Properties	30/06/20	–	31,890	–	31,890
Total investment property		–	31,890	–	31,890
Infrastructure, property, plant and equipment					
Operational Land	30/06/18	–	140,141	–	140,141
Community Land	30/06/18	–	–	111,639	111,639
Crown Land	30/06/18	–	–	2,103	2,103
Land under Roads	30/06/20	–	–	167,716	167,716
Land Improvements	30/06/16	–	–	40,481	40,481
Buildings (Specialised & Non Specialised)	30/06/18	–	129,368	–	129,368
Other Structures	30/06/20	–	–	38,067	38,067
Roads	30/06/20	–	–	582,933	582,933
Bridges	30/06/20	–	–	41,297	41,297
Footpaths	30/06/20	–	–	130,586	130,586
Bulk Earthworks	30/06/20	–	–	51,471	51,471
Stormwater Drainage	30/06/20	–	–	414,242	414,242
Other Open Space / Recreational Assets	30/06/16	–	–	9,112	9,112
Other Assets	30/06/15	–	–	3,255	3,255
Total infrastructure, property, plant and equipment		–	269,509	1,592,902	1,862,411

Restated 2019	Date of latest valuation	Fair value measurement hierarchy			Total
		Level 1 Quoted prices in active mkts	Level 2 Significant observable inputs	Level 3 Significant unobservable inputs	
Recurring fair value measurements					
Investment property					
Properties	30/06/19	–	31,095	–	31,095
Total investment property		–	31,095	–	31,095
Infrastructure, property, plant and equipment					
Operational Land	30/06/18	–	139,713	–	139,713
Community Land	30/06/16	–	–	108,681	108,681
Crown Land	30/06/16	–	–	2,103	2,103
Land under Roads	30/06/17	–	–	131,003	131,003
Land Improvements	30/06/16	–	–	35,470	35,470
Buildings (Specialised & Non Specialised)	30/06/18	–	114,924	–	114,924
Other Structures	30/06/16	–	–	28,828	28,828
Roads	30/06/15	–	–	521,507	521,507
Bridges	30/06/15	–	–	35,525	35,525
Footpaths	30/06/15	–	–	61,554	61,554
Bulk Earthworks	30/06/15	–	–	62,665	62,665
Stormwater Drainage	30/06/15	–	–	283,020	283,020
Other Open Space / Recreational Assets	30/06/16	–	–	7,348	7,348
Other Assets	30/06/15	–	–	3,396	3,396
Total infrastructure, property, plant and equipment		–	254,637	1,281,100	1,535,737

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Attachment 1

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement (continued)

Note that capital WIP is not included above since it is carried at cost.

(2) Valuation techniques used to derive level 2 and level 3 fair values

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

Investment property

Land - Operational and Investment properties

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

Building and Investments properties

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

Infrastructure, property, plant and equipment (IPP&E)

Operational Land

This asset class contains land defined as operational land in accordance with the NSW Local Government Act 1993. Council last valued operational land at fair value in June 2018. Operational land values were provided by an external valuer (Scott Fullarton Valuations Pty Ltd).

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

There has been no change to the valuation process for this asset class during this reporting period. Council Operational land is being utilised for its highest and best use.

Community Land

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

Councils are permitted to use the NSW Valuer General's valuations to represent fair valuation for the revaluation of community land. Camden Council has adopted this approach for the valuation of its community land assets. Community land was valued as at 30 June 2016 using the NSW Valuer General's valuations.

There has been no change to the valuation process for this asset class during this reporting period. Council Community Land is being utilised for its highest and best use.

Land under Roads

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

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement (continued)

Land under roads were revalued as at 30 June 2020 financial year, the value being calculated according to the revised municipal rate. Council uses the Englobo basis for valuation and as per the methodology a discount rate of 90% is applied for Land under roads. There has been no change to the valuation process for this asset class during this reporting period.

Land Improvements

This asset class contains all works carried out on land to improve its utility, service potential or make it ready for an identified use. It includes items such as but not limited to playing courts and fields, irrigation and landscaping. In 2015-16, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

Cordell Commercial Building Cost Guide 2016,

- Rawlinson's – 2016 – Australian Construction Handbook and/or

- Actual supplied project cost rates for unique items.

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

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

Buildings (Specialised & Non Specialised)

Council's buildings (specialised and non-specialised) were valued by an external valuer in June 2018. The valuations were provided by Scott Fullarton Pty Ltd.

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

The gross value of each building was obtained by applying a unit rate to a structure, or a square meter rate to building, based on its current replacement costs, which is the lowest cost of replacing the economic benefits of the existing asset using modern technology. Whilst each building was physically inspected, the inputs used to value these assets, including estimates of residual value, patterns of consumption, asset condition and useful life required extensive professional judgement which has had a significant impact on the final determination of fair value.

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

Other Structures

This asset class contains all other structures not included in the category of buildings that are controlled by Council and have been constructed for a variety of purposes. It includes park furniture, park signage, play equipment, fencing and retaining walls. For FY18, the Other Structures Asset Category has been further componentised into:

- Other Structures - In 2019-20, valuations were undertaken for this Asset Category and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:
 - Cordell Commercial Building Cost Guide 2020,
 - Rawlinson's – 2020 – Australian Construction Handbook and/or
 - Actual supplied project cost rates for unique items.
- Other Structures (Artworks, Sculptures, Murals) – In 2019-20, valuations were undertaken for this category and were completed by McWilliams & Associated Pty Ltd where the Valuer nominated Market Value was utilised as the Current Replacement Cost of an Asset.
- Other Structures (Paintings) - In 2019-20, valuations were undertaken for this category and were completed by McWilliams & Associated Pty Ltd where the Valuer nominated Market Value was utilised as the Current Replacement Cost of an Asset.
- Other Structures (Cemetery) - In 2016-17, Camden Cemetery Stage 1 works were completed. The Assets constructed in-house in FY17 have been brought into account based on at construction cost.

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement (continued)

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

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

Roads

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

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

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

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

Bridges

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

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

Condition assessments were conducted through

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

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

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

Footpaths

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

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

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

Stormwater Drainage

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 24. Fair Value Measurement (continued)

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

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

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

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

Open Space / Recreational Assets & Other Assets

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

Valuations were undertaken in 2015-16 and were completed by Playfix Pty Ltd using the depreciable replacement cost for all Playground Equipment. The inputs used to value the Playground Assets, including estimates of residual value, patterns of consumption required extensive professional judgement which was externally sourced. The external valuer also performed detailed condition and defect assessments and assessed the total and remaining useful lives of each playground equipment component.

In 2015-16, valuations were undertaken for the Playground Softfall and Softfall Edging assets and were completed by Council staff using the depreciable replacement cost. This was completed with the assistance of specialist staff such as Landscape Architects within the Council and developer/contractor component breakdown. To estimate the replacement cost rates for this Asset Category, the following sources were accessed:

- Cordell Commercial Building Cost Guide 2016,
- Rawlinsons – 2016 – Australian Construction Handbook and/or
- Actual supplied project cost rates for unique items.

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

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

(3) Highest and best use

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

Financial Statements 2020

Camden Council**Notes to the Financial Statements**
for the year ended 30 June 2020**Note 25. Related party disclosures****(a) Key management personnel**

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

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

	2020 \$ '000	2019 \$ '000
Compensation:		
Short-term benefits	1,969	1,989
Post-employment benefits	125	145
Other long-term benefits	57	44
Total	2,151	2,178

(b) Other transactions with KMP and their related parties

Nature of the transaction	Ref	Value of transactions during year \$ '000	Outstanding balance (incl. loans and commitments) \$ '000	Terms and conditions	Provisions for impairment of receivables outstanding \$ '000	Expense recognised for impairment of receivables \$ '000
2020						
Traineeship Program	1	781	-		-	-
2019						
Traineeship Program	1	741	-		-	-

Camden Council uses a training company to source trainees that are offered apprenticeships at Camden Council. The funding of this program is endorsed by the Council upon adoption of the budget each year, which includes a public exhibition period of 28 days. A KMP of the training company is a close family member of a KMP of Camden Council. Council made a payment to Lifeline from the profits for selling Monopoly boards of \$72,590 a KMP of Lifeline is a close family member of a KMP at Camden Council, the payment was approved by council.

The KMP of Camden Council has an influence or control over the transactions between the two entities. AASB124 Related Party Disclosures does not allow the exclusion of transactions between related parties for reporting purposes even deemed at arms length.

Camden Council

Notes to the Financial Statements
for the year ended 30 June 2020

Note 26. Events occurring after the reporting date

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

Camden Council

Financial Statements 2020

Notes to the Financial Statements
for the year ended 30 June 2020

Note 27. Statement of developer contributions

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas.

It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

Summary of contributions and levies

	as at 30/06/19		Contributions received during the year			Interest earned in year \$ '000	Expenditure during year \$ '000	Internal borrowing (to)/from \$ '000	as at 30/06/20	
	Opening Balance \$ '000		Cash \$ '000	Non-cash \$ '000					Held as restricted asset \$ '000	Cumulative internal borrowings due/(payable) \$ '000
Open space	21,557		5,265	-	995	(460)	(4,383)	22,974	26,718	
Drainage	13,439		4,666	-	473	(487)	-	18,091	6,854	
Roads	7,894		3,869	-	(251)	(242)	(211)	11,059	(20,427)	
Community facilities	15,041		3,369	-	198	(6,390)	3,934	16,152	(7,885)	
Traffic facilities	249		213	-	(2)	(231)	55	284	(563)	
Parking	26		-	-	(74)	-	48	-	(3,511)	
Other	1,532		246	-	7	(1,073)	557	1,269	(1,196)	
S7.11 contributions – under a plan	59,738		17,628	-	1,346	(8,883)	-	69,829	-	
Total S7.11 and S7.12 revenue under plans	59,738		17,628	-	1,346	(8,883)	-	69,829	-	
S7.11 not under plans	134		-	-	2	-	-	136	-	
S7.4 planning agreements	25,709		6,230	42,127	545	(45,584)	-	29,027	-	
Total contributions	85,581		23,858	42,127	1,893	(54,467)	-	98,992	-	

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 27. Statement of developer contributions (continued)

	as at 30/06/19		Contributions received during the year			as at 30/06/20		Cumulative
	Opening Balance \$ '000	Cash \$ '000	Non-cash \$ '000	Interest earned in year \$ '000	Expenditure during year \$ '000	Internal borrowing (to)/from \$ '000	Held as restricted asset \$ '000	internal borrowings due/(payable) \$ '000
S7.11 Contributions – under a plan								
CONTRIBUTION PLAN - MANAGEMENT & PROVISION OF INFRASTRUCTURE IN LGA								
Drainage	7,149	2,964	-	327	(2)	-	10,438	6,854
Roads	1,244	2,612	-	(398)	(145)	-	3,313	(20,676)
Traffic facilities	82	213	-	(5)	(175)	-	115	(278)
Parking	26	-	-	(74)	-	48	-	(3,511)
Open space	7,000	1,870	-	630	(224)	(4,094)	5,182	25,676
Community facilities	-	2,217	-	(119)	(6,143)	4,046	1	(7,204)
Other	1,026	188	-	4	(219)	-	999	(861)
Total	16,527	10,064	-	365	(6,908)	-	20,048	-
CONTRIBUTION PLAN NO 3 - UPPER NARELLAN CREEK (TRUNK DRAINAGE & WATER QUALITY FACILITIES)								
Drainage	5,071	35	-	109	-	-	5,215	-
Total	5,071	35	-	109	-	-	5,215	-
CONTRIBUTION PLAN NO 5 - TRUNK DRAINAGE CATHERINE FIELD								
Drainage	152	-	-	4	-	-	156	-
Total	152	-	-	4	-	-	156	-
CONTRIBUTION PLAN NO 7 - ROAD MAINTENANCE - EXTRACTIVE INDUSTRIES								
Roads	222	-	-	5	-	-	227	-
Total	222	-	-	5	-	-	227	-
CONTRIBUTION PLAN NO 11 - SMEATON GRANGE ROADWORKS								
Roads	2,391	-	-	51	-	-	2,442	-
Total	2,391	-	-	51	-	-	2,442	-

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Camden Council

Financial Statements 2020

Notes to the Financial Statements
for the year ended 30 June 2020

Note 27. Statement of developer contributions (continued)

	as at 30/06/19				as at 30/06/20			
	Opening Balance \$ '000	Contributions received during the year		Interest earned in year \$ '000	Expenditure during year \$ '000	Internal borrowing (to)/from \$ '000	Held as restricted asset \$ '000	Cumulative internal borrowings due/(payable) \$ '000
		Cash \$ '000	Non-cash \$ '000					
CONTRIBUTION PLAN NUMBER 16 - ELLIS LANE / GRASMERE DEVELOPMENT								
Roads	862	7	-	19	-	-	888	38
Traffic facilities	166	-	-	3	-	-	169	-
Community facilities	124	-	-	3	-	-	127	-
Other	22	1	-	-	-	-	23	-
Total	1,174	8	-	25	-	-	1,207	-
CONTRIBUTION PLAN NO 17 - NARELLAN TOWN CENTRE								
Traffic facilities	1	-	-	-	(56)	55	-	(275)
Open space	1,156	-	-	25	-	(55)	1,126	275
Other	332	-	-	7	-	-	339	-
Total	1,489	-	-	32	(56)	-	1,465	-
CONTRIBUTION PLAN NO 18 - HARRINGTON PARK RELEASE AREA (COMMUNITY & RECREATION FACILITIES)								
Open space	34	-	-	17	-	(16)	35	767
Community facilities	-	-	-	(16)	-	16	-	(767)
Total	34	-	-	1	-	-	35	-
CONTRIBUTION PLAN - ORAN PARK AND TURNER ROAD PRECINCTS								
Drainage	692	56	-	100	-	-	848	3,937
Roads	3,017	12	-	70	-	-	3,099	223
Open space	11,891	1,286	-	273	-	-	13,450	116
Community facilities	13,480	621	-	294	(245)	(86)	14,064	86
Other	93	16	-	5	(226)	86	(26)	111
Total	29,173	1,991	-	742	(471)	-	31,435	4,473
CONTRIBUTION PLAN NUMBER - CATHERINE FIELD (PART) PRECINCT								
Drainage	303	181	-	9	-	-	493	-
Roads	158	65	-	4	-	-	227	-
Open space	1,349	516	-	34	-	-	1,899	-
Community facilities	1,426	491	-	36	(2)	(42)	1,909	-
Other	59	8	-	-	(109)	42	-	-
Total	3,295	1,261	-	83	(111)	-	4,528	-

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Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 27. Statement of developer contributions (continued)

	as at 30/06/19		Contributions received during the year			as at 30/06/20			
	Opening Balance \$ '000		Cash \$ '000	Non-cash \$ '000	Interest earned in year \$ '000	Expenditure during year \$ '000	Internal borrowing (to)/from \$ '000	Held as restricted asset \$ '000	Cumulative internal borrowings due/(payable) \$ '000
CONTRIBUTION PLAN NUMBER - LEPPINGTON PRECINCT									
Drainage	72		777	-	4	(281)	-	572	-
Roads	-		565	-	(3)	(97)	-	465	-
Open space	127		1,226	-	18	(45)	(218)	1,108	-
Community facilities	11		33	-	-	-	-	44	-
Other	-		18	-	(3)	(233)	218	-	-
Total	210		2,619	-	16	(656)	-	2,189	-
S7.11 Contributions – not under a plan									
s7.11 CONTRIBUTIONS – NOT UNDER A PLAN									
Drainage	24		-	-	-	-	-	24	-
Open space	64		-	-	1	-	-	65	-
Community facilities	46		-	-	1	-	-	47	-
Total	134		-	-	2	-	-	136	-
S7.4 planning agreements									
s7.4 planning agreements									
Drainage	1,512		195	-	32	-	-	1,739	-
Roads	224		50	-	6	-	-	280	-
Open space	8,589		1,098	-	170	-	-	9,857	-
Community facilities	14,302		1,660	-	308	(2,857)	-	13,413	-
Other	1,082		3,227	-	29	(600)	-	3,738	-
Total	25,709		6,230	-	545	(3,457)	-	29,027	-

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 28(a). Statement of performance measures – consolidated results

\$ '000	Amounts 2020	Indicator 2020	Prior periods 2019	2018	Benchmark
Local government industry indicators – consolidated					
1. Operating performance ratio					
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions less operating expenses	(15,533)	-14.31%	-13.55%	2.74%	> 0.00%
Total continuing operating revenue ⁽¹⁾ excluding capital grants and contributions	108,546				
2a. Own source operating revenue ratio					
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	99,989	38.09%	41.21%	33.38%	> 60.00%
Total continuing operating revenue ⁽¹⁾	262,527				
2b. Own source operating revenue ratio (less non-cash capital dedications)					
Total continuing operating revenue ⁽¹⁾ excluding all grants and contributions	99,989	73.64%	66.14%	69.37%	
Total continuing operating revenue ⁽¹⁾ excluding non-cash capital dedications	135,787				
3. Unrestricted current ratio					
Current assets less all external restrictions ⁽²⁾	46,727	2.77x	2.38x	2.38x	> 1.5x
Current liabilities less specific purpose liabilities ^(3, 4)	16,847				
4. Debt service cover ratio					
Operating result ⁽¹⁾ before capital excluding interest and depreciation/impairment/amortisation	15,101	2.34x	2.48x	3.82x	> 2x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	6,467				
5. Rates, annual charges, interest and extra charges outstanding percentage					
Rates, annual and extra charges outstanding	3,877	4.94%	4.86%	4.46%	< 5% metro
Rates, annual and extra charges collectible	78,447				
5b. Rates, annual charges, interest and extra charges Outstanding Percentage (excluding pensioners)					
Rates, annual and extra charges outstanding (excluding pensioners)	3,508	4.47%	4.37%	2.54%	
Rates, annual and extra charges collectible	78,447				

6. Cash expense cover ratio

Current year's cash and cash equivalents plus all term deposits	154,343	17.32			
Monthly payments from cash flow of operating and financing activities	8,911	mths	14.4 mths	14.8 mths	> 3 mths

ORD01**Attachment 1**

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 28(a). Statement of performance measures – consolidated results (continued)

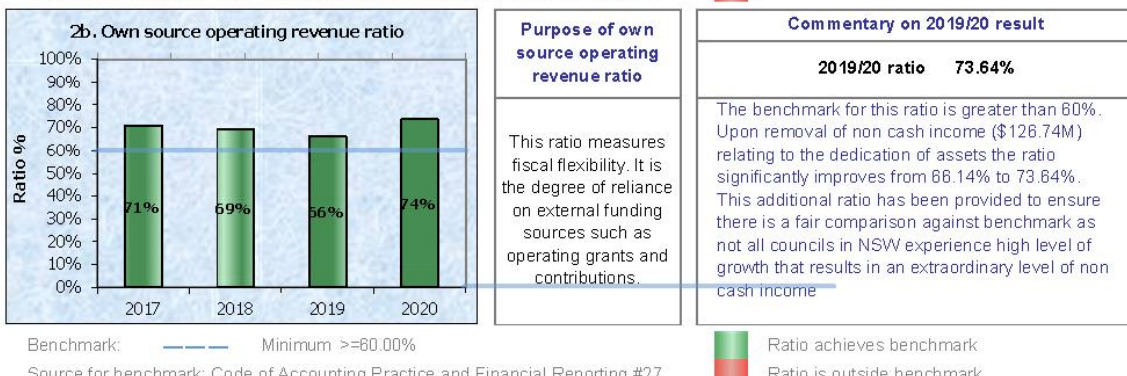
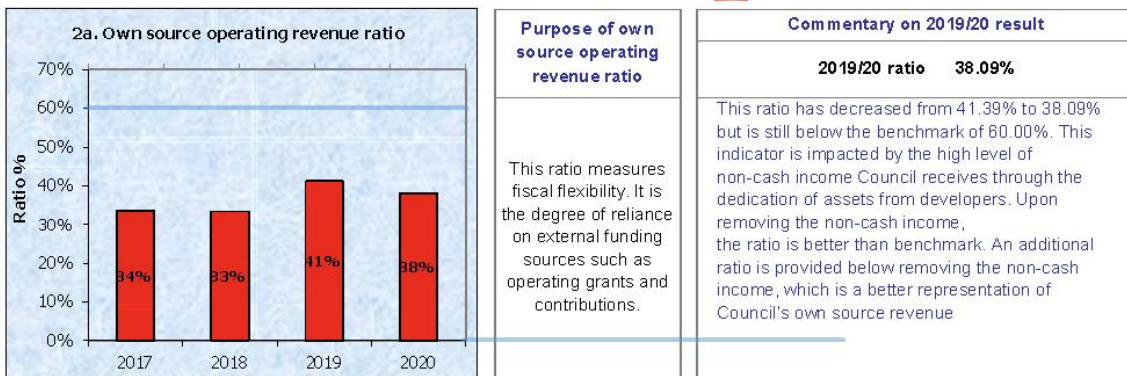
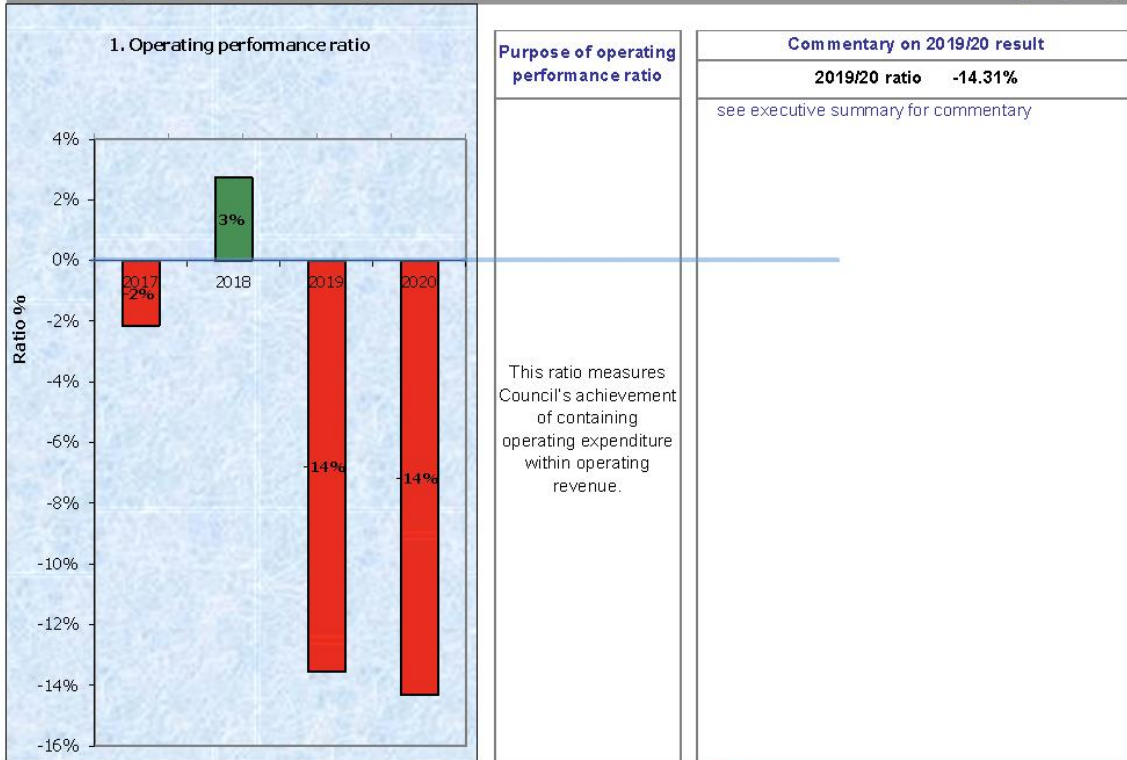
Notes on the ratios from the previous page

- (1) Excludes fair value adjustments and reversal of revaluation decrements, net gain/(loss) on sale of assets and the net share of interests in joint ventures and associates.
- (2) Refer Notes 7-9 inclusive.
Also excludes any real estate and land for resale not expected to be sold in the next 12 months.
- (3) Refer to Notes 16 and 17.
- (4) Refer to Note 16(b) and 16(b) – excludes all payables and provisions not expected to be paid in the next 12 months (incl. ELE).

End of audited financial statements

Camden Council
Notes to the Financial Statements
for the year ended 30 June 2020

Note 28(b). Statement of performance measures – consolidated results (graphs)

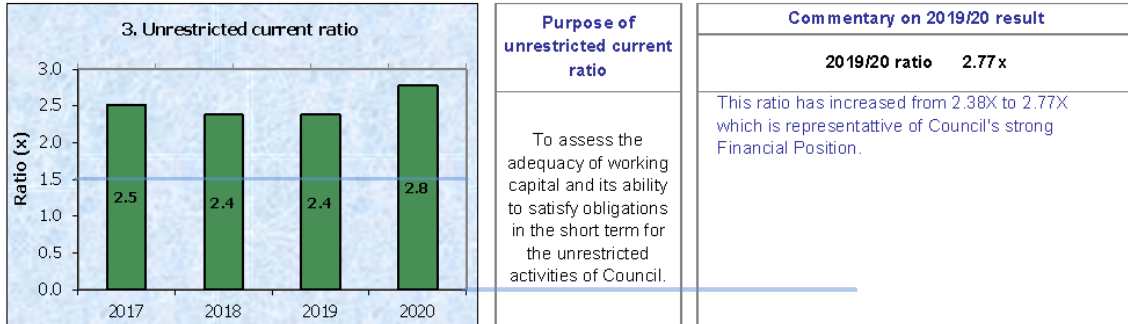


Camden Council

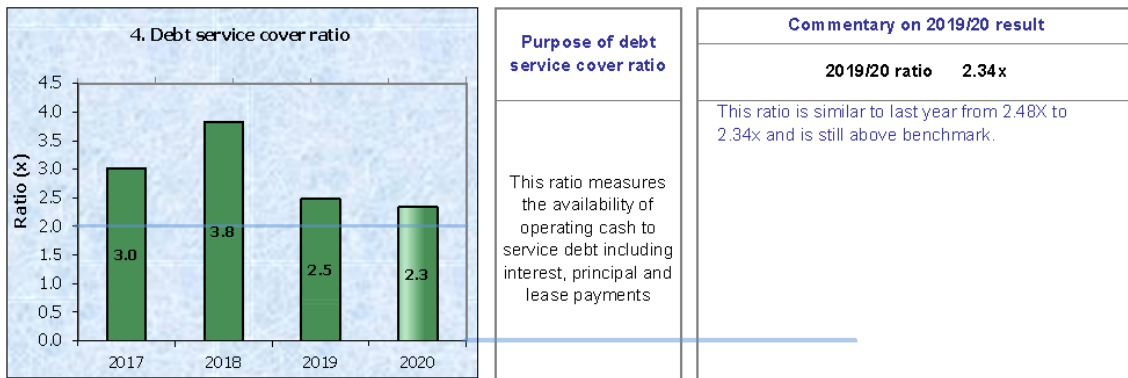
Notes to the Financial Statements

for the year ended 30 June 2020

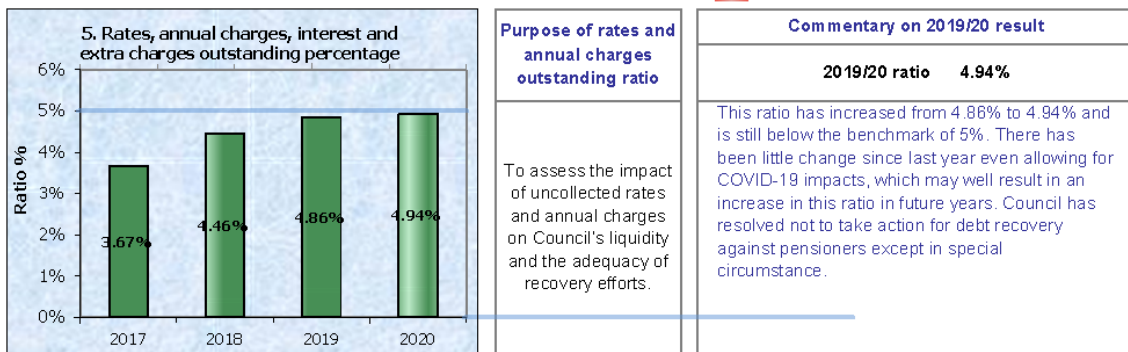
Note 28(b). Statement of performance measures – consolidated results (graphs)



■ Ratio achieves benchmark
■ Ratio is outside benchmark



■ Ratio achieves benchmark
■ Ratio is outside benchmark



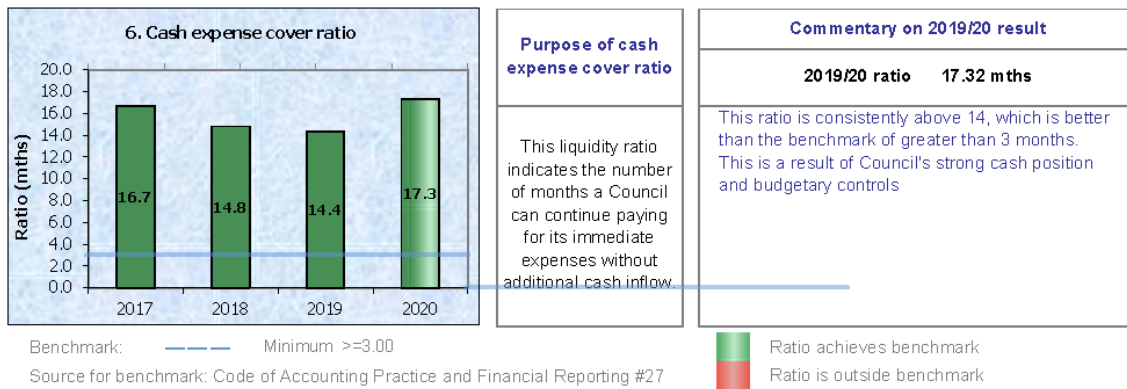
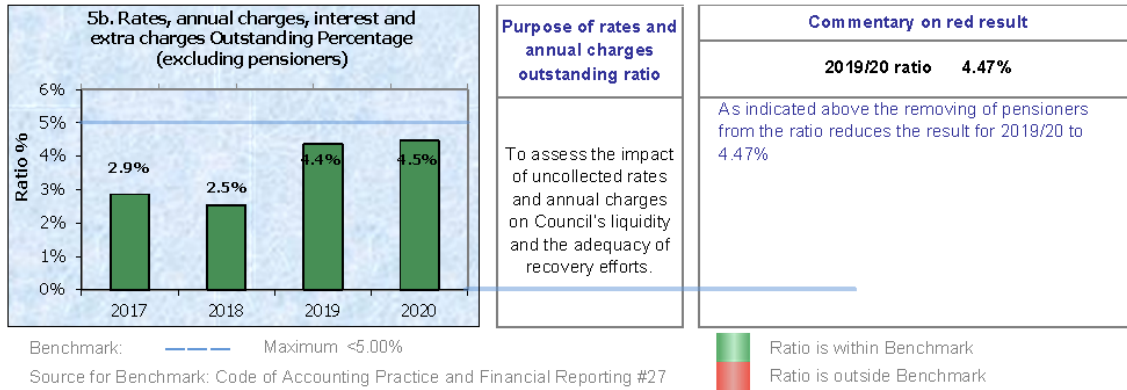
■ Ratio is within Benchmark
■ Ratio is outside Benchmark

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 28(b). Statement of performance measures – consolidated results (graphs)



Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 29. Financial review

	2020 \$ '000	2019 \$ '000	2018 \$ '000	2017 \$ '000	2016 \$ '000
Key financial figures of Council over the past 5 years					
Inflows:					
Rates and annual charges revenue	74,558	70,403	64,290	57,907	52,107
User charges revenue	15,113	21,077	18,124	17,344	16,187
Interest and investment revenue (losses)	3,132	3,703	3,793	3,403	3,493
Grants income – operating and capital	11,426	13,113	12,443	9,471	7,988
Total income from continuing operations	263,322	238,973	275,285	188,734	218,130
Sale proceeds from I,PP&E	1,161	800	345	611	213
New loan borrowings and advances	–	–	–	–	–
Outflows:					
Employee benefits and on-cost expenses	51,882	48,878	42,072	38,631	35,318
Borrowing costs	1,397	1,559	1,808	1,960	1,793
Materials and contracts expenses	32,258	36,459	28,623	25,792	23,501
Total expenses from continuing operations	125,557	124,608	109,689	92,030	83,377
Total cash purchases of I,PP&E	25,778	32,713	46,550	37,044	46,218
Total loan repayments (incl. finance leases)	5,085	3,664	3,795	3,732	3,173
Operating surplus/(deficit) (excl. capital income)	(16,216)	(16,080)	(8,742)	(1,668)	(3,086)
Financial position figures					
Current assets	136,808	113,201	100,646	82,198	80,946
Current liabilities	46,219	36,645	36,399	36,116	28,012
Net current assets	90,589	76,556	64,247	46,082	52,934
Available working capital (Unrestricted net current assets)	(18,458)	(15,237)	(13,998)	(929)	(929)
Cash and investments – unrestricted	3,714	1,241	2,323	7,553	7,553
Cash and investments – internal restrictions	36,900	31,018	49,396	30,103	30,103
Cash and investments – total	154,343	138,163	107,919	101,091	101,091
Total borrowings outstanding (Loans, advances and finance leases)	24,688	28,249	35,002	38,201	38,201
Total value of I,PP&E (excl. land and earthworks)	1,770,588	1,394,823	1,322,809	1,194,022	1,072,481
Total accumulated depreciation	388,209	308,411	286,992	274,482	258,634
Indicative remaining useful life (as a % of GBV)	78%	78%	78%	77%	76%
Depreciation Expense	29,201	25,297	22,149	16,389	14,909

Source: published audited financial statements of Council (current year and prior year)

Camden Council

Notes to the Financial Statements

for the year ended 30 June 2020

Note 30. Council information and contact details

Principal place of business:

70 Central Ave
Oran Park NSW 2570

Contact details**Mailing Address:**

PO Box 183
Camden NSW 2570

Telephone: (02) 4654 7777

Facsimile: (02) 4654 7829

Opening hours:

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

Internet: www.camden.nsw.gov.au

Email: Camden@council.nsw.gov.au

Officers

Ron Moore
General Manager

Paul Rofe
Responsible Accounting Officer

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

Elected members

Mayor
Theresa Fedeli

Deputy Mayor
Rob Mills

Councillors
Ashleigh Cagney
Cindy Cagney
Eva Campbell
Paul Farrow
Michael Morrison
Peter Sidgreaves
Lara Symkowiak

Other information

ABN: 3117341764



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

To the Councillors of Camden Council

Opinion

I have audited the accompanying financial statements of Camden Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2020, the Statement of Financial Position as at 30 June 2020, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2020, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

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

Basis for Opinion

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

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

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

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

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

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

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

Other Information

The Council's annual report for the year ended 30 June 2020 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the executive summary 2019–20 annual financial statements, special purpose financial statements and Special Schedules (the Schedules).

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

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

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

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

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

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

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

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

- that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note 23 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Caroline Karakatsanis
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

27 November 2020
SYDNEY



Cr Theresa Fedeli
 Mayor
 Camden Council
 70 Central Ave
 ORAN PARK NSW 2570

Contact: Caroline Karakatsanis
 Phone no: 02 9275 7143
 Our ref: D2028111/1705

27 November 2020

Dear Mayor

**Report on the Conduct of the Audit
 for the year ended 30 June 2020
 Camden Council**

I have audited the general purpose financial statements (GPFS) of the Camden Council (the Council) for the year ended 30 June 2020 as required by section 415 of the *Local Government Act 1993* (the Act).

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

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2020 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

SIGNIFICANT AUDIT ISSUES AND OBSERVATIONS

I identified the following significant audit issues and observations during my audit of the Council's financial statements. These issues and observations were addressed as part of my audit.

Correction of prior period errors

In 2019-20, Council undertook a comprehensive revaluation of its stormwater drainage, roads infrastructure assets and land under roads. The revaluation resulted to prior period errors which have been corrected by restating the balances of infrastructure, property, plant and equipment at the beginning of the earliest period presented (1 July 2018) by \$14.4 million and taking the adjustment through to accumulated surplus at that date.

The prior period errors are comprised of

- newly discovered assets (roads and footpaths) which have not previously been recorded in the Council's asset register amounting to \$23.1 million
- understatement of assets (land under roads) resulting from incorrect asset measurements amounting to \$9.6 million and,
- removal of assets (stormwater drainage) that do not exist and were incorrectly included in the asset register amounting to \$18.3 million.

Note 17 of the financial statements provides details of the prior period error.

INCOME STATEMENT**Operating result**

	2020	2019	Variance
	\$m	\$m	%
Rates and annual charges revenue	74.6	70.4	0.6
Grants and contributions revenue	162.5	139.6	16.4
Operating result from continuing operations	137.8	114.4	20.5
Net operating result before capital grants and contributions	(16.2)	(16.1)	0.6

Rates and annual charges revenue increased by \$4.2 million (0.6 per cent) to \$74.6 million in 2019–20 due to the annual rate peg increase applied to ordinary rates (2.7 per cent), increase in rateable properties (2.9 per cent) and increase in base rate for domestic waste charges (2.5 per cent).

Grants and contributions revenue increased by \$22.9 million (16.4 per cent) to \$162.5 million in 2019–20 mainly due to increase in non-cash contributions made by developers for infrastructure such as roads, drainage and open space.

The Council's operating result from continuing operations of \$137.8 million (including depreciation and amortisation expense of \$29.2 million) was \$23.4 million higher than the 2018–19 result. This increase resulted from the net impact of the following:

- increase in rates and annual charges by \$4.2 million as described above
- increase in grants and contributions revenue by \$22.9 million as described above
- decrease in user charges and fees by \$4.1 million due to impact of COVID-19 on S67 private works and parks and facilities use
- net increase in expenses from continuing operations mainly due to increase in depreciation expense arising increase in dedicated assets.

The net operating result before capital grants and contributions remained consistent with the 2018–19 result.

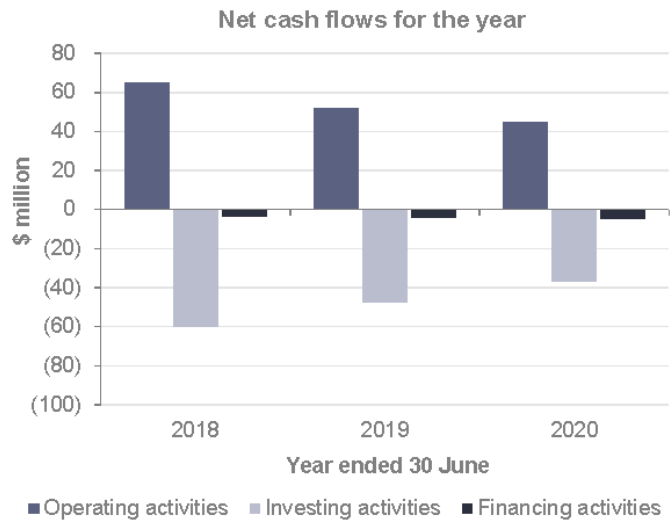
STATEMENT OF CASH FLOWS

Operating cash inflows are lower than last year mainly due to decrease in cash contributions received from developers and impact of COVID-19 on user charges and fees.

Cash outflows from investing activities decreased due to lower payments made for purchase of IPPE.

Financing activities in 2019–20 remained steady over the last two years.

The Statement of cash flows illustrates the flow of cash and cash equivalents moving in and out of Council during the year.



FINANCIAL POSITION

Cash and investments

Cash and investments	2020	2019	Commentary
	\$m	\$m	
External restrictions	113.7	105.9	<ul style="list-style-type: none"> Externally restricted balances include cash reserves earmarked for specific purposes such as developer contributions and domestic waste management.
Internal restrictions	36.9	31.0	
Unrestricted	3.7	1.2	
Cash and investments	154.3	138.1	<ul style="list-style-type: none"> Internally restricted cash and investments have been restricted in their use by resolution or policy of Council to reflect identified programs of works and any forward plans identified by Council. Increase in internally restricted cash were due to increase in funds set aside for future grant and loan payments. Unrestricted cash and investments provide liquidity for day-to-day operations.

Debt

Total debt during 2019–20 decreased to \$24.7 million (2018–19: \$28.2 million). The decrease by \$3.6 million is mainly due to payments made during the year.

The Council has bank overdraft facilities of \$0.2 million which remain unused as at 30 June 2020.

PERFORMANCE

Performance measures

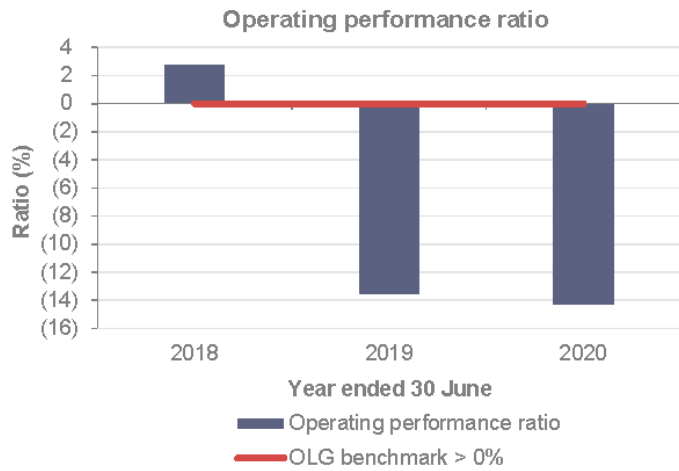
The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning, Industry and Environment.

Operating performance ratio

The Council did not meet the OLG benchmark for the current reporting period.

The ratio is lower than benchmark due to the increasing impact of depreciation expenses as more infrastructure are built and/or dedicated to Council.

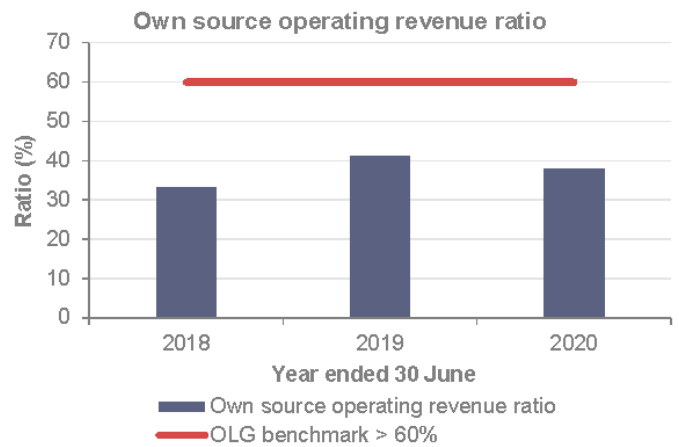
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.



Own source operating revenue ratio

The Council's own source operating revenue ratio continues to be below the OLG benchmark due to significant levels of non-cash contributions received by the Council in response to rapid growth.

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

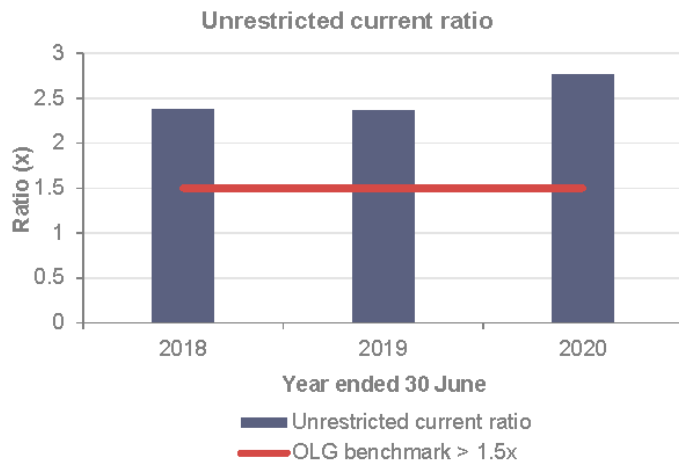


Unrestricted current ratio

The Council met the OLG benchmark for the current reporting period.

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

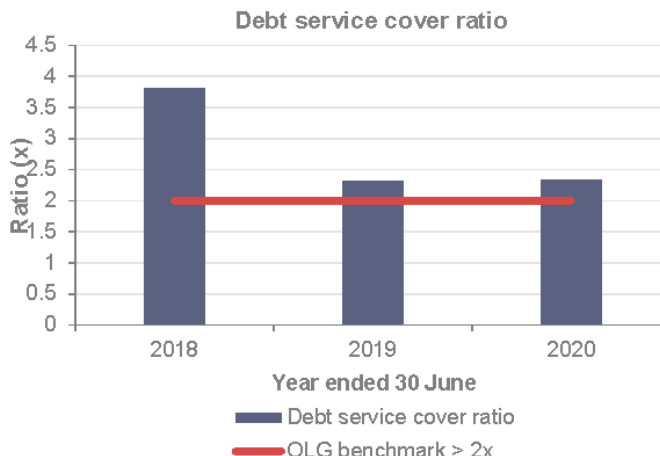
The uplift in the ratio for 2019–20 reflects the increase in cash and short-term investments held at end of year.



Debt service cover ratio

The Council met the OLG benchmark for the current reporting period.

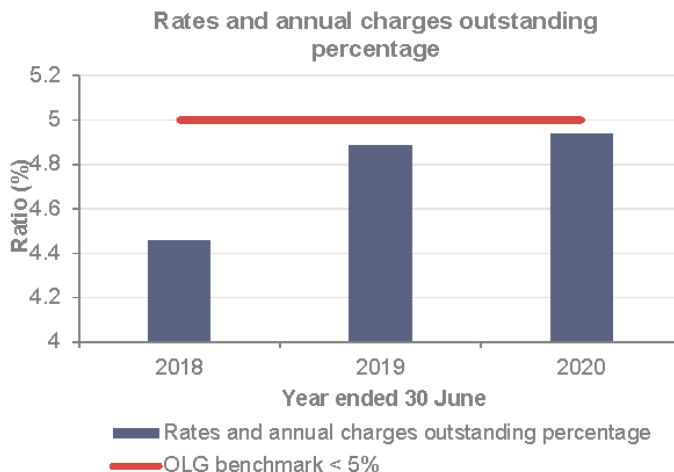
The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.



Rates and annual charges outstanding per centage

The Council's rates and annual charges outstanding ratio continues to meet the benchmark level of 'less than 5 per cent'.

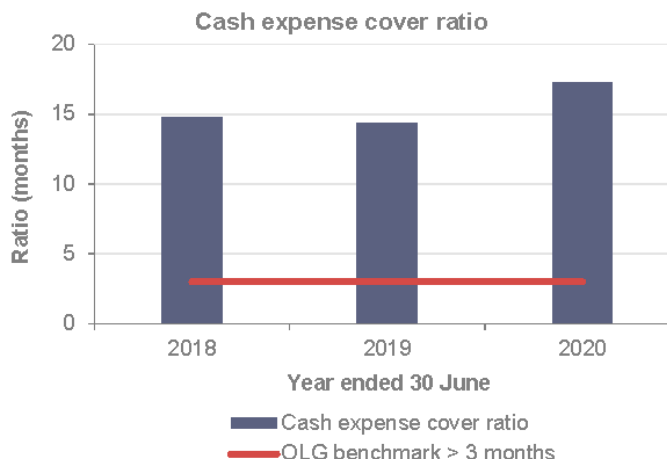
The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metro councils.



Cash expense cover ratio

The Council met the OLG benchmark for the current reporting period.

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



Infrastructure, property, plant and equipment renewals

- Council's asset renewal projects for the year amounted to \$8.5 million compared to \$25.7 million in the previous year. The Council has put into place a number of renewal programs for the past couple of years and is continuing to do so based on the condition assessment of the assets. A high proportion of assets have now been completed for future growth and are in a very new state.
- During 2019–20, \$144.0 million was capitalised as new assets (\$98.6 million in 2018–19), which included the completion of the Spring Farm Community Centre, Catherine Park Community Centre and various road upgrades, and the receipt of non-cash contribution from developers for roads, drainage and open space.

OTHER MATTERS

Impact of new accounting standards

AASB 15 'Revenue from Contracts with Customers' and AASB 1058 'Income for Not-for-Profit Entities'

The Council adopted the new accounting standards AASB 15 'Contracts with Customers' and AASB 1058 'Income of Not-for-Profit Entities' (collectively referred to as the Revenue Standards) for the first time in their 2019–20 financial statements.

AASB 15 introduces a new approach to recognising revenue based on the principle that revenue is recognised when control of a good or service transfers to a customer. AASB 15 impacts the timing and amount of revenue recorded in a councils' financial statements, particularly for grant revenue. AASB 15 also increases the amount of disclosures required.

AASB 1058 prescribes how not-for-profit entities account for transactions conducted on non-commercial terms and the receipt of volunteer services. AASB 1058 significantly impacts the timing and amount of income recorded in a councils' financial statements, particularly for grant income and rates which are paid before the commencement of the rating period.

The Council recognised a \$3.0 million adjustment to opening accumulated surplus at 1 July 2019 on adoption of the new Revenue Standards.

The Council disclosed the impact of adopting the new Revenue Standards in Note 17.

AASB 16 'Leases'

The Council adopted the new accounting standard AASB 16 'Leases' for the first time in their 2019–20 financial statements.

AASB 16 changes the way lessees treat operating leases for financial reporting. With a few exceptions, operating leases will now be recorded in the Statement of Financial Position as a right-of-use asset, with a corresponding lease liability.

AASB 16 results in lessees recording more assets and liabilities in the Statement of Financial Position and changes the timing and pattern of expenses recorded in the Income Statement.

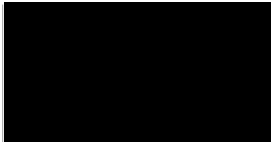
The Council recognised right-of-use assets and lease liabilities of \$2.3 million at 1 July 2019 on adoption of AASB 16.

The Council disclosed the impact of adopting AASB 16 in Note 14.

Legislative compliance

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

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



Caroline Karakatsanis
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

cc: Ron Moore, General Manager
John Gordon, Chair of Audit, Risk and Improvement Committee
Jim Betts, Secretary of the Department of Planning, Industry and Environment

ORD01

Attachment 1

Camden Council

SPECIAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2020

Camden, the Best of Both Worlds

Camden Council

Special Purpose Financial Statements 2020

Special Purpose Financial Statements

for the year ended 30 June 2020

Contents	Page
Statement by Councillors & Management	3
Special Purpose Financial Statements	
Income Statement – Commercial Waste	4
Statement of Financial Position – Commercial Waste	5
Note 1 – Significant Accounting Policies	6
Auditor's Report on Special Purpose Financial Statements	9

Background

- i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).

- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

ORD01

Camden Council

Special Purpose Financial Statements

for the year ended 30 June 2020

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

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

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

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

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

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

Signed in accordance with a resolution of Council made on 10/11/2020.

[Redacted signature]

Theresa Fedeli
Mayor
10/11/2020

[Redacted signature]

Rob Mills
Deputy Mayor
10/11/2020

[Redacted signature]

Ron Moore
General Manager
10/11/2020

[Redacted signature]

Paul Rofe
Responsible Accounting Officer
10/11/2020

Attachment 1

Camden Council

Income Statement – Commercial Waste

for the year ended 30 June 2020

	2020 Category 2 Actual \$ '000	2019 Category 2 Actual \$ '000
Income from continuing operations		
User charges	1,164	1,110
Total income from continuing operations	<u>1,164</u>	<u>1,110</u>
Expenses from continuing operations		
Employee benefits and on-costs	186	225
Materials and contracts	176	272
Depreciation, amortisation and impairment	63	62
Other expenses	166	162
Total expenses from continuing operations	<u>591</u>	<u>721</u>
Surplus (deficit) from continuing operations before capital amounts	<u>573</u>	<u>389</u>
Surplus (deficit) from continuing operations after capital amounts	<u>573</u>	<u>389</u>
Surplus (deficit) from all operations before tax	<u>573</u>	<u>389</u>
Less: corporate taxation equivalent (27.5%) [based on result before capital]	(158)	(107)
SURPLUS (DEFICIT) AFTER TAX	<u>415</u>	<u>282</u>
Plus accumulated surplus	898	685
Plus adjustments for amounts unpaid:		
– Corporate taxation equivalent	158	107
Less:		
– Dividend paid	(287)	(176)
Closing accumulated surplus	<u>1,184</u>	<u>898</u>
Return on capital %	129.9%	77.2%

ORD01

Attachment 1

ORD01

Camden Council

Special Purpose Financial Statements 2020

Statement of Financial Position – Commercial Waste

as at 30 June 2020

	2020 Category 2 Actual \$ '000	2019 Category 2 Actual \$ '000
ASSETS		
Current assets		
Cash and cash equivalents	726	381
Receivables	17	13
Total current assets	<u>743</u>	<u>394</u>
Non-current assets		
Infrastructure, property, plant and equipment	441	504
Total non-current assets	<u>441</u>	<u>504</u>
TOTAL ASSETS	<u>1,184</u>	<u>898</u>
NET ASSETS	<u>1,184</u>	<u>898</u>
EQUITY		
Accumulated surplus	1,184	898
<u>TOTAL EQUITY</u>	<u>1,184</u>	<u>898</u>

Attachment 1

Camden Council

Notes to the Special Purpose Financial Statements

for the year ended 30 June 2020

Note 1. Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

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

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the Local Government Act 2093 (NSW), the *Local Government (General) Regulation 2005*, and the Local Government Code of Accounting Practice and Financial Reporting.

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

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

National Competition Policy

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

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

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

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

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

Declared business activities

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

Category 1

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

Nil

Category 2

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

Camden Commercial Waste Activity

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

continued on next page ...

Page 6 of 9

Camden Council

Notes to the Special Purpose Financial Statements

for the year ended 30 June 2020

Note 1. Significant Accounting Policies (continued)

Monetary amounts

Amounts shown in the financial statements are in Australian dollars and rounded to the nearest one thousand dollars

(i) Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – 27.5%

Land tax – the first \$734,000 of combined land values attracts 0%. For the combined land values in excess of \$734,001 up to \$4,488,000 the rate is 1.6% + \$100. For the remaining combined land value that exceeds \$4,231,000 a premium marginal rate of 2.0% applies.

Payroll tax – 5.45% on the value of taxable salaries and wages in excess of \$900,000.

Income tax

An income tax equivalent has been applied on the profits of the business activities.

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 27.5%.

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 27.5% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges payable on all category 1 businesses has been applied to all land assets owned or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that council business activities face 'true' commercial borrowing costs in line with private sector competitors.

In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

continued on next page ...

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Camden Council

Special Purpose Financial Statements 2020

ORD01

Notes to the Special Purpose Financial Statements for the year ended 30 June 2020

Note 1. Significant Accounting Policies (continued)

(ii) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed.

Subsidies occur when Council provides services on a less-than-cost-recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

Accordingly, 'subsidies disclosed' (in relation to National Competition Policy) represents the difference between revenue generated from 'rate of return' pricing and revenue generated from prices set by Council in any given financial year.

The overall effect of subsidies is contained within the Income Statement of each reported business activity.

(iii) Return on investments (rate of return)

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

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows:

Operating result before capital income + interest expense

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

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 0.9 % at 30/6/20.

(iv) Dividends

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

Attachment 1



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

To the Councillors of Camden Council

Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of Camden Council's (the Council) Declared Business Activity, Commercial Waste, which comprise the Statement by Councillors and Management, the Income Statement of the Declared Business Activity for the year ended 30 June 2020, the Statement of Financial Position of the Declared Business Activity as at 30 June 2020 and Note 1 Significant accounting policies for the Business Activity declared by Council.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's declared Business Activity as at 30 June 2020, and its financial performance for the year then ended, in accordance with the Australian Accounting Standards described in Note 1 and the Local Government Code of Accounting Practice and Financial Reporting – update number 28 (LG Code).

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

Basis for Opinion

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

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

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

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

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

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

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

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to Note 1 to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2020 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the executive summary 2019–20 annual financial statements, general purpose financial statements and Special Schedules (the Schedules).

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

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

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

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in Note 1 to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

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

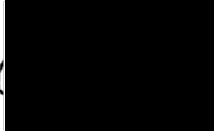
Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate,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

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

ORD01

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

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.



Caroline Karakatsanis
Director, Financial Audit

Delegate of the Auditor-General for New South Wales

27 November 2020
SYDNEY

Attachment 1

Camden Council

SPECIAL SCHEDULES
for the year ended 30 June 2020

Camden, the Best of Both Worlds

ORD01

Camden Council

Special Schedules 2020

Special Schedules

for the year ended 30 June 2020

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Camden Council

Permissible income for general rates

ORD01

	Notes	Calculation 2020/21 \$ '000	Calculation 2019/20 \$ '000
Notional general income calculation ¹			
Last year notional general income yield	a	58,290	53,860
Plus or minus adjustments ²	b	1,186	3,284
Notional general income	c = a + b	59,476	57,144
Permissible income calculation			
Or rate peg percentage	e	2.60%	2.70%
Less expiring special variation amount	g	-	(404)
Or plus rate peg amount	i = e x (c + g)	1,546	1,532
Sub-total	k = (c + g + h + i + j)	61,022	58,272
Plus (or minus) last year's carry forward total	l	68	61
Less valuation objections claimed in the previous year	m	(59)	(34)
Sub-total	n = (l + m)	9	27
Total permissible income	o = k + n	61,031	58,299
Less notional general income yield	p	61,011	58,290
Catch-up or (excess) result	q = o - p	20	9
Plus income lost due to valuation objections claimed ⁴	r	49	59
Less unused catch-up ⁵	s	(40)	-
Carry forward to next year ⁶	t = q + r + s	29	68

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the Valuation of Land Act 1916.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Unused catch-up amounts will be deducted if they are not caught up within 2 years. Usually councils will have a nominal carry forward figure. These amounts can be adjusted for in setting the rates in a future year.
- (6) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

Attachment 1



INDEPENDENT AUDITOR'S REPORT

Special Schedule - Permissible income for general rates

Camden Council

To the Councillors of Camden Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Camden Council (the Council) for the year ending 30 June 2020.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting – update number 27 (LG Code), and is in accordance with the books and records of the Council.

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

Basis for Opinion

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

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

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

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

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

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

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

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2019 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2019'.

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

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

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

I have nothing to report in this regard.

The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless it is not appropriate to do so.

Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

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

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

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

ORD01

My opinion does not provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.



Caroline Karakatsanis
Director, Financial Audit Services

Delegate of the Auditor-General for New South Wales

9 October 2019
SYDNEY

Attachment 1

Camden Council

Report on Infrastructure Assets

as at 30 June 2020

Asset Class	Asset Category	Estimated cost		2019/20 Required maintenance ^a \$ '000	2019/20 Actual maintenance \$ '000	Net carrying amount \$ '000	Gross replacement cost (GRC) \$ '000	Assets in condition as a percentage of gross replacement cost				
		to bring assets to satisfactory standard \$ '000	to bring the agreed level of service set by Council \$ '000					1	2	3	4	5
(a) Report on Infrastructure Assets - Values												
Buildings	Buildings	2,610	2,610	4,119	4,039	129,368	180,225	30.0%	54.0%	11.0%	2.0%	3.0%
	Other	—	—	—	—	—	—	0.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	2,610	2,610	4,119	4,039	129,368	180,225	30.0%	54.0%	11.0%	2.0%	3.0%
Other structures	Other	2,197	2,197	66	65	38,067	55,631	41.0%	32.0%	19.0%	8.0%	0.0%
	Sub-total	2,197	2,197	66	65	38,067	55,631	41.0%	32.0%	19.0%	8.0%	0.0%
Roads	Sealed roads	11,895	11,895	4,617	4,526	806,288	1,022,561	56.0%	37.0%	6.0%	1.0%	0.0%
	Sub-total	11,895	11,895	4,617	4,526	806,287	1,022,561	56.0%	37.0%	6.0%	1.0%	0.0%
Stormwater drainage	Stormwater drainage	959	959	644	644	414,242	465,446	73.0%	26.0%	1.0%	0.0%	0.0%
	Sub-total	959	959	644	644	414,242	465,446	73.0%	26.0%	1.0%	0.0%	0.0%
Open space / recreational assets	Open Space Recreational Parks and Reserve	100	100	7,054	6,916	9,112	13,433	47.0%	28.0%	17.0%	6.0%	2.0%
	Sub-total	100	100	7,054	6,916	9,112	13,433	47.0%	28.0%	17.0%	6.0%	2.0%
	TOTAL - ALL ASSETS	17,761	17,761	16,500	16,190	1,397,076	1,737,296	57.3%	35.6%	5.7%	1.1%	0.3%

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

- 1 Excellent/very good
 - 2 Good
 - 3 Satisfactory
 - 4 Poor
 - 5 Very poor
- No work required (normal maintenance)
Only minor maintenance work required
Maintenance work required
Renewal required
Urgent renewal/upgrading required

continued on next page ...



INDEPENDENT AUDITOR'S REPORT
Special Schedule - Permissible income for general rates
Camden Council

To the Councillors of Camden Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Camden Council (the Council) for the year ending 30 June 2021.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting – update number 28 (LG Code), and is in accordance with the books and records of the Council.

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

Basis for Opinion

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

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

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

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

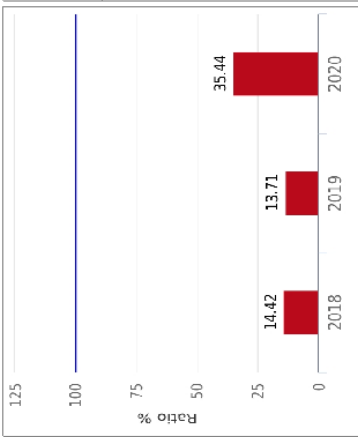
Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

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- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

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

Camden Council
Report on Infrastructure Assets (continued)
 as at 30 June 2020

Buildings and infrastructure renewals ratio



Benchmark: — >= 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Buildings and infrastructure renewals ratio

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

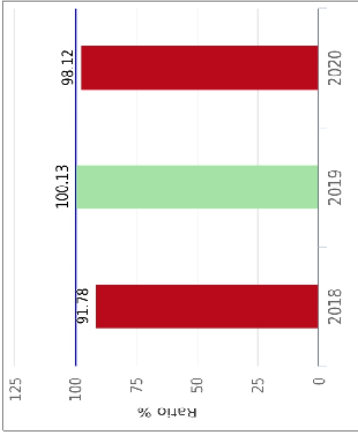
Commentary on result
 19/20 ratio 35.44%

Council has put into place a number of renewal programs for the past couple of years and is continuing to do so based on the condition assessment of the assets. It is difficult to justify a high ratio given the fact that a high proportion of assets have been constructed for future growth and are in a very new state.

Ratio achieves benchmark

Ratio is outside benchmark

Asset maintenance ratio



Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Asset maintenance ratio

Compares actual v.s. required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.

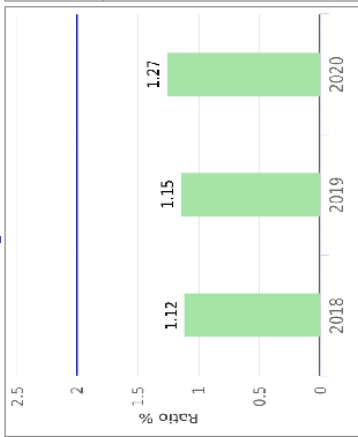
Ratio achieves benchmark

Ratio is outside benchmark

Commentary on result
 19/20 ratio 98.12%

Council's ratio of 98.12% is just short of where it should be but is not significantly different to the required benchmark, which further indicates the management of backlog is manageable.

Infrastructure backlog ratio



Benchmark: — < 2.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting #28

Infrastructure backlog ratio

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

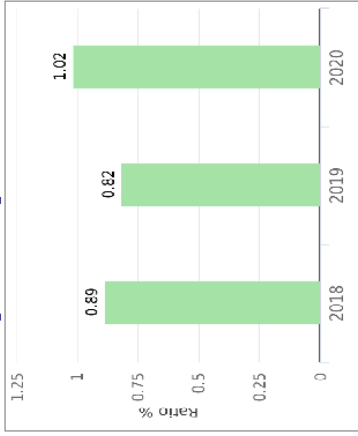
Commentary on result
 19/20 ratio 1.27%

Council's current Infrastructure ratio of 1.27 is fairly consistent to prior years and is within the industry benchmark of less than 2.00%. Council's backlog is manageable and an indication that with a continuation of current renewals programs that the backlog is not increasing significantly.

Ratio achieves benchmark

Ratio is outside benchmark

Cost to bring assets to agreed service level



Commentary on result
 19/20 ratio 1.02%

Council has achieved industry benchmark measurements this year indicating Council's renewal programs are in line with requirements

Cost to bring assets to agreed service level

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

ORD02

Attachment 1



**PONDICHERRY PRECINCT
PLANNING PROPOSAL**

**PONDICHERRY (PART) PRECINCT
TRANCHE 41**

SEPTEMBER 2020



PONDICHERRY (PART) PRECINCT
TRANCHE 41
PLANNING PROPOSAL

SEPTEMBER 2020

Prepared for: Greenfields Development Company No.2

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ADV	Client Review	DG	NM	01/05/2020	D+P	01/05/2020
A	Pre-Submission	DG	NM	05/05/2020	D+P	05/05/2020
B	Council Submission	DG	NM	10/07/2020	D+P	10/07/2020
C	Council Update	DG	D+P	29/09/2020	DG	29/09/2020

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- E. Proposed Housing Typologies
- F. Oran Park / Pondicherry TransGrid Easement Plan and Supporting Documentation
- G. Supporting Technical Studies

SUPPORTING TECHNICAL STUDIES

- 1. Social Infrastructure, Elton, September 2020
- 2. Geotechnical Investigation, Douglas Partners, January 2020
- 3. Salinity Investigation, Douglas Partners, January 2020
- 4. Site Contamination Investigation, Douglas Partners, January 2020
- 5. Aboriginal Heritage, Kelleher Nightingale, April 2020
- 6. Stormwater Management and Flooding, Calibre Consulting, June 2020
- 7. Ecology, Eco Logical Australia, September 2020
- 8. Riparian Corridor Assessment, Eco Logical Australia, September 2020
- 9. Bushfire, Eco Logical Australia, September 2020
- 10. Traffic, Positive Traffic, April 2020
- 11. Servicing Infrastructure, Calibre Consulting, September 2020
- 12. Air Quality Assessment, Astute Environmental, September 2020
- 13. Noise and Vibration Assessment, WSP, March 2020

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EXECUTIVE SUMMARY

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. The Planning Proposal seeks to rezone land for urban development within the Camden Local Government Area (LGA) within the Pondicherry Precinct of the *South West Growth Area* (SWGGA). Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process; however, this report relates to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process to fast-track an outcome to ensure housing supply by the Oran Park Project is maintained to respond to market demands. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

Tranche 41 comprises 41.28ha of land and will accommodate approximately 1,500 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed. The proposal will require amendment to the *Camden Local Environmental Plan 2010* (CLEP 2010), facilitated through an amendment under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP).

THE PROPOSAL

The Tranche 41 site is currently zoned *RU1 Primary Production* under the CLEP 2010 and is subject to a minimum lot size control of 40ha and a maximum building height control of 9.5m. The existing land use is agricultural including dairy farming and crop production. The site is characteristic of the surrounding land uses to the north, east and west which continue to retain a rural character. This proposal seeks to rezone the site to urban development typical of areas of the Growth Centre already rezoned, including *R2 Low Density Residential* and *E2 Environmental Conservation* as well as providing appropriate controls relating to minimum lot size, height, density and biodiversity.

The rezoning of Tranche 41 will provide approximately 470 lots equating to a population of approximately 1,500 persons. It is expected that the site will provide a broad mix of low density residential housing, within a suburban streetscape setting. The residential development will be supported by pedestrian and cycle links to the existing and future surrounding neighbourhoods and approximately 3.74ha of local open space and 2.57ha of riparian corridors.

Major road connections to Oran Park and The Northern Road will ensure the site is highly accessible to cars, public transport and pedestrian/cyclists.

The site adjoins the future North-South Rail corridor with planning of the Precinct to acknowledge and respond to this future major transport infrastructure.

The key masterplanning objectives of the Pondicherry Precinct which are espoused within Tranche 41 are:

- to build the urban structure and form upon the sites unique character by responding to the natural features of the landscape including topography, watercourses, riparian corridors, native vegetation and geotechnical conditions;
- to ensure the provision of a range of housing types that offer great diversity and affordability, supported by a network of local and regional roads, and walking and cycling paths that connect to places people want to go;
- to develop planning controls to enable the development of an environmentally, economically and socially sustainable community.

Tranche 41 will comprise predominantly low-density residential development providing attractive streetscapes structured around well-connected walkable neighbourhoods and local open space providing intimate opportunities for community building and local resident interaction. The location and scope of the Tranche 41 rezoning has been deliberate to leverage the amenity provided through Oran Park while limiting the rezoning considerations with the intent to allow for a timely assessment and rezoning through Council and the NSW DPIE.

The site is strategically suited for residential development, noting the following:

- It is a discrete area bounded by an existing urban area (Oran Park) and the Precinct boundary to the south and south-east, major road infrastructure (The Northern Road) to the west and the future North-South Rail Corridor to the east.
- The site adjoins an existing residential area and benefits from the retail, employment and recreational opportunities and amenity of Oran Park.
- There are no physical or environmental constraints that would prevent rezoning and development of the site.
- It is able to be serviced through augmentation of the existing surrounding trunk networks, including sewer, water, electrical and telecommunications.
- The site is within the SWGA and the Western City District which is being comprehensively planned to accommodate the growth of Sydney.
- The rezoning and development of the site will support the Government's investment in infrastructure and will result in better utilisation of the land.
- The site has proximity to an extensive regional road network and is well located to leverage the opportunities presented by the Western Sydney Airport and the Western Sydney Employment Area (WSEA).
- It is well positioned to capitalise on the availability of new and existing infrastructure including: The Northern Road and Camden Valley Way upgrades; the connection of Gregory Hills Drive to Campbelltown Train Station and the northbound entry to the M5/Hume Highway; and the Leppington train station located 7.5km to the north-east.

SITE SPECIFIC CONTEXT

A site analysis supported by extensive technical studies has identified the site as being suitable for development due to the following site-specific opportunities:

- Retention of key creek lines and green links as identified on site and envisaged through the Oran Park precinct planning process.
- Retention of significant vegetation within riparian corridors.
- Improvement of water quality, water flow and stormwater management.
- Opportunities for a diverse mix of low-density residential housing types.
- Meaningful integration via road, pedestrian, cycle and green links with the surrounding existing and future communities.
- Provision of a sub-arterial road connection to The Northern Road via the signalised intersection currently under construction as part of the upgrade works.
- Effective integration of the existing TransGrid 330kV Powerline and easement including provision of both public and private uses.
- Effective management of noise to both The Northern Road and the future North-South Rail corridor.
- The site is serviceable from existing surrounding trunk networks, including sewer, water, electrical, gas and telecommunications.

Due to Tranche 41 siting within a portion of the wider Pondicherry Precinct there has been a need to ensure the design considers integration with not only Oran Park to the south, but also the wider precinct. In this regard the site is ideally located to form a smaller rezoning area due to the fixed boundaries of The Northern Road, the creek corridors and the future North-South Rail corridor. This is supported by good access from Oran Park and The Northern Road.

CONCLUSION

This Planning Proposal provides the strategic framework through which the Tranche 41 site will support delivery of the broader objectives for redevelopment within the Camden LGA and SWGA focused on the delivery of new housing. The rezoning achieves the objectives of the *Region Plan*, the *Western City District Plan* as well as Camden Council's *Draft Local Strategic Planning Statement*.

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Tranche 41 forms part of the wider Pondicherry Precinct and has been designed to integrate with the design and planning being undertaken concurrently with this rezoning submission. The Tranche 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated market demand for new housing while the more complex environmental considerations of the wider precinct can be resolved. The Tranche 41 Draft ILP responds to both the built and natural environment and provides a sufficient degree of certainty to enable consideration of the change in land use.

The outcome from the review of the sites strategic context along with the site specific analyses and merit provides confidence that the site has the capacity and suitability to be rezoned for urban purposes.

Attachment 1



1. INTRODUCTION

This Planning Proposal has been prepared on behalf of Greenfields Development Company No.2 Pty Ltd (GDC), which has development rights over the land owned by Leppington Pastoral Company Pty Ltd. This Planning Proposal seeks Council support to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process, with this report relating only to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process in pursuit of a fast-tracked outcome to maintain housing supply by the Oran Park Project in response to market demand. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

Tranche 41 comprises 41.28ha of land and will accommodate approximately 1,500 people, forming a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

1.1 Pondicherry Precinct

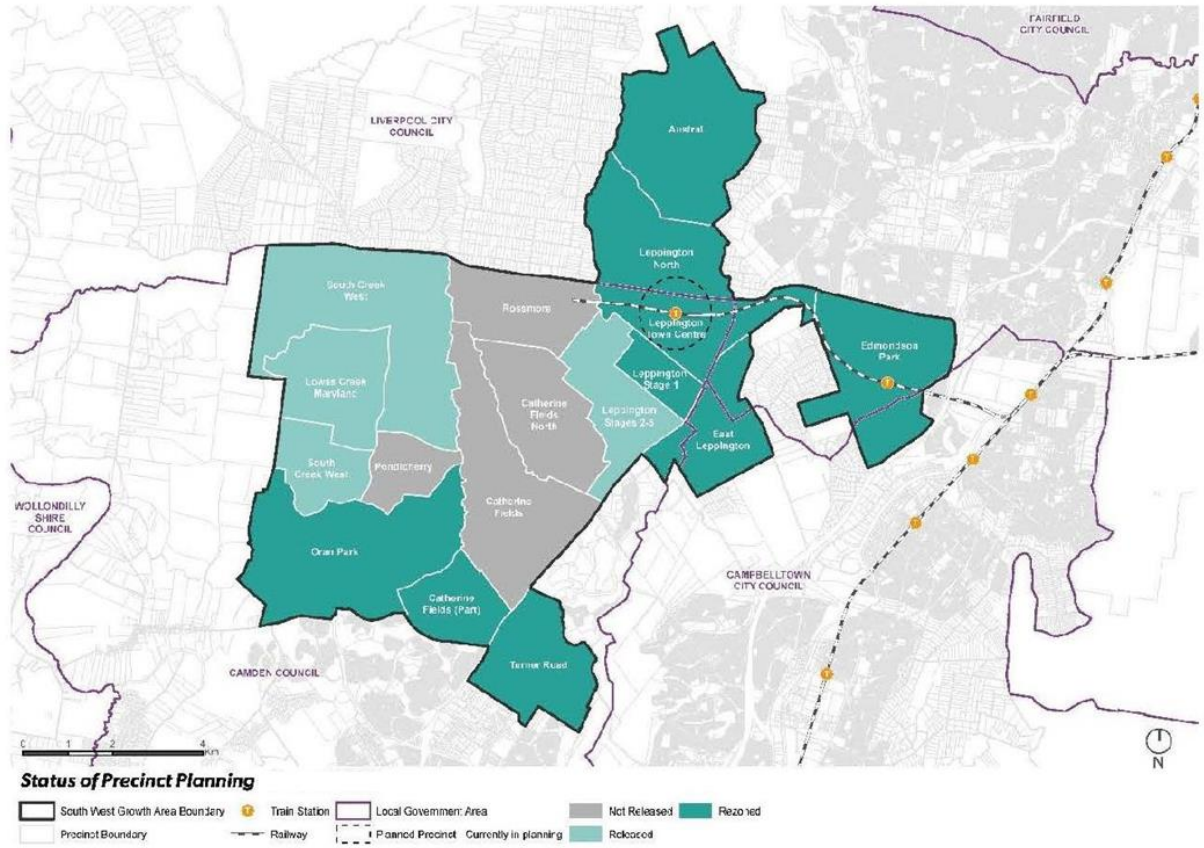
The Pondicherry Precinct is located within the central-west portion of the SWGA within the suburb of Oran Park in the Camden LGA. The Precinct adjoins the existing Oran Park Precinct to the south, South Creek to the east and the Northern Road to the west. The northern boundary adjoins existing farmland which forms part of the future South Creek West Precinct.

The precinct is one of 14 precincts in the SWGA, of which eight have been rezoned under Growth Centres SEPP for urban development (Figure 1). Those rezoned Precincts include Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, and Austral and Leppington North, and have undergone significant development transforming the areas into new communities supported by investment in infrastructure including road upgrades, the South West Rail Link to Leppington Station, and utilities including water, sewer, and electricity.

The Precinct encompasses approximately 235ha of existing rural land and is located approximately 30km south-west of Parramatta and 10km to the south of the Western Sydney Aerotropolis.

The Precinct comprises scattered rural workers dwellings with no public roads or social infrastructure within the Precinct.

Figure 1: Status of Precinct Planning in the South West Growth Area (NSW DPIE)



1.2 Precinct Planning Process

The Precinct Planning process is underway for the Pondicherry Precinct. This was instigated by GDC after a Voluntary Planning Agreement (VPA) was signed with the Minister for Planning on April 4, 2018 to accelerate the release of the Pondicherry Precinct.

Rezoning of the remainder of the Pondicherry Precinct not covered by this Planning Proposal will continue through the NSW DPIE Precinct Planning process.

1.3 Pondicherry Precinct Context and Surrounds

The Pondicherry Precinct adjoins the established and rapidly developing Oran Park Precinct to the south. Oran Park was rezoned in 2007 and includes a town centre, schools, sporting and community facilities and future employment lands. Pondicherry also adjoins the South Creek West, Lowes Creek Maryland and Catherine Park Precincts and forms a logical extension of the Oran Park Precinct bordered by South Creek to the east and The Northern Road to the west.

The Strategic Centre of Narellan is located approximately 6km to the south of Pondicherry and includes the largest shopping centre in the area. The Western Sydney Aerotropolis is located approximately 10km to the north and Leppington Railway Station is approximately 7km to the north-east of the Precinct.

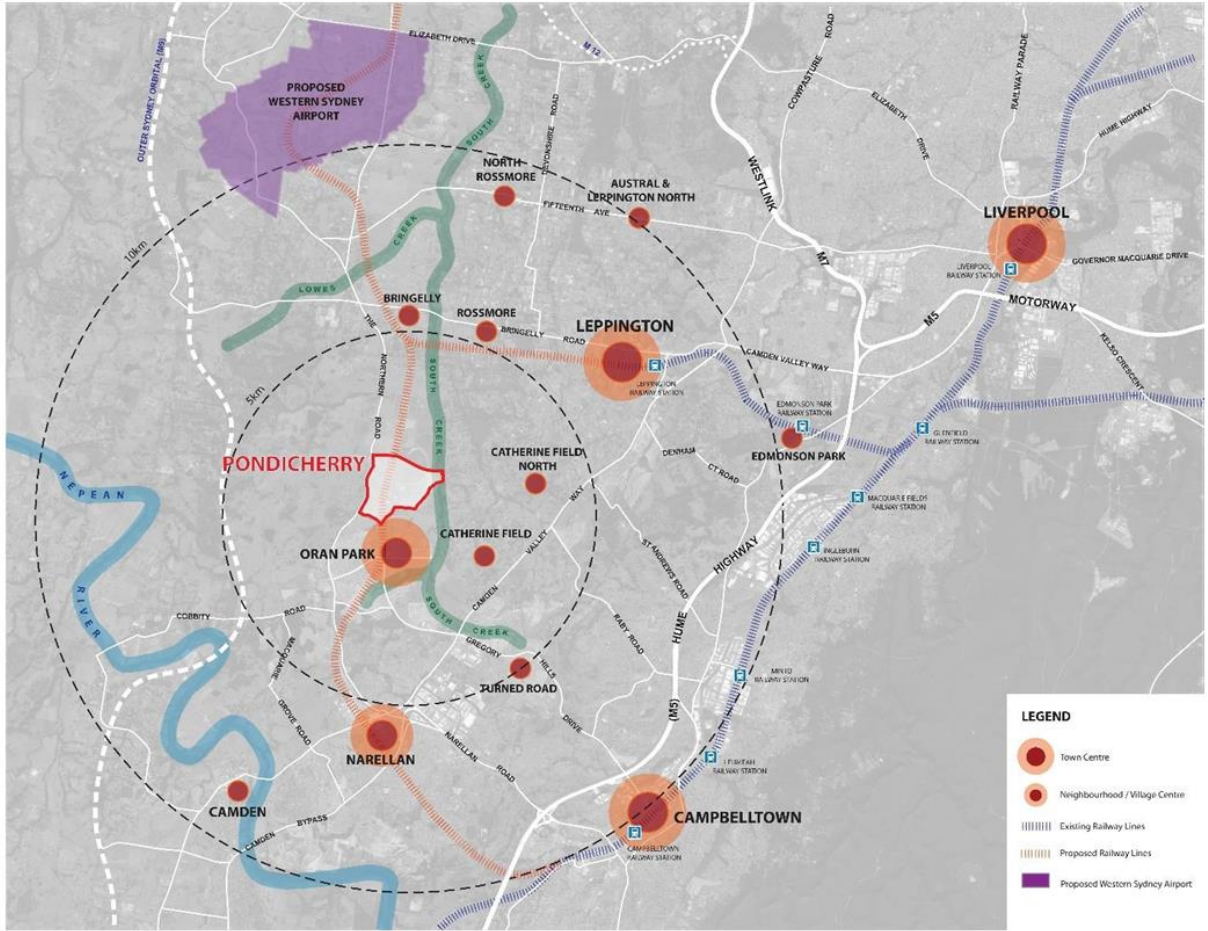
Pondicherry is well serviced by major transport infrastructure including the nearby and recently upgraded Camden Valley Way to the east and the Northern Road to the west which is currently undergoing upgrade works. The extension of Gregory Hills Drive also provides a direct regional road link to Campbelltown Train Station and the northbound entry to the Hume Highway. The South West Rail Link is also now operational with Leppington Station situated approximately 7.5km north east of the site accessed via Camden Valley Way.

The Precinct is traversed by the proposed North-South Rail Corridor which is proposed to extend from St Marys in the north to Macarthur in the south, via the Western Sydney Airport. Railway Stations in the vicinity of Pondicherry are proposed in the South Creek West Precinct (north) and the Oran Park Precinct (south). The proposed M9 Outer Sydney Orbital is situated approximately 3km to the west of the Precinct.

The release of the *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan – Stage 1: Initial Precincts* in August 2018 and the more recent *Western Sydney Aerotropolis Planning Package* recently on exhibition signifies a growing focus on the opportunities the Western Sydney Airport will bring to the region, including a high level of employment to support the residential population. The Aerotropolis, once it is fully developed, will serve as a key employment destination for the SWGA community.

The regional location and context of the Pondicherry site is shown in Figure 2 over.

Figure 2: Regional Location and Context



1.4 Pondicherry (Part) Precinct – Tranche 41

1.4.1 Site Description and Context

Tranche 41 forms part of the Pondicherry Precinct and has been designed to integrate with the design and planning being undertaken concurrently with this rezoning submission. The Tranche 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated market demand for new housing while the more complex planning considerations of the wider precinct are resolved. This Tranche 41 rezoning is being pursued outside of the PAP process through the submission of a Planning Proposal to Council. The remainder of the Pondicherry Precinct will be rezoned through the ongoing Precinct Planning process with the NSW DPIE.

The site adjoins Oran Park to the south, The Northern Road to the west, grazing land to the north and existing grazing land and the future North-South Rail Line corridor to the east. The site is undulating in form and generally falls to the south-east towards a creek corridor which straddles the Oran Park / Pondicherry precinct boundary (Anthony Creek). Some steeply sloping land is located adjoining The Northern Road in the south-west corner of the site.

The Northern Road is currently being upgraded to a four-lane dual road, with works scheduled for completion prior to rezoning. The works include construction of a four-way signalised intersection providing the main source of access to the Tranche 41 site (Marylands Link Road No.1).

The site includes an existing TransGrid 330kV Powerline and 60m wide easement, including two stanchions. An Endeavour Energy 132kV Powerline and variable width easement also follows the alignment of The Northern Road.

The Tranche 41 land subject to this proposed rezoning incorporates eight Land Titles with a total area of approximately 41ha (refer Figure 3). The Land Titles subject to this proposal include:

- Lot 11 DP1229416
- Lot 4, 5, 6 DP1223563
- Lot 50 DP1232523

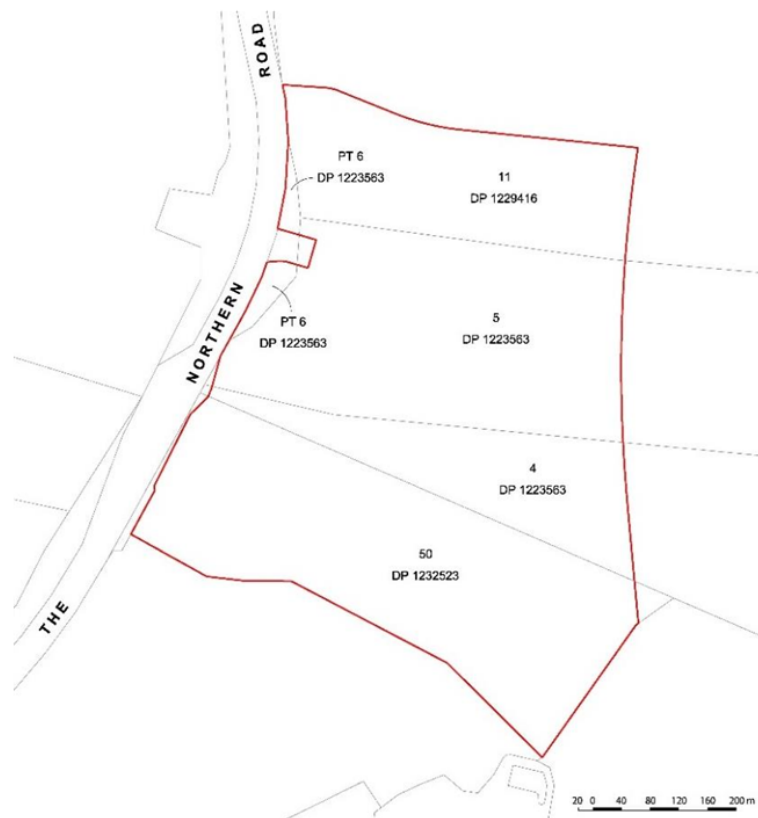


Figure 3: Land Subject to the Planning Proposal

1.4.2 Existing Conditions

The Tranche 41 site is currently zoned *RU1 Primary Production* under the CLEP 2010 and is subject to a minimum lot size control of 40ha and a maximum building height control of 9.5m. The existing land uses within the site are agricultural including dairy farming and crop production with private access roads and driveways present. The site is typical of the surrounding land uses to the north, east and west which continue to retain a rural character.

A series of studies have been undertaken to provide an understanding of the existing constraints and opportunities including:

- Topography, geotechnical conditions and land capability;
- Natural environment and biodiversity;
- Watercourses, riparian areas, flooding and bushfire; and
- Landscape character and heritage.

The outcomes of these studies have been analysed through a masterplanning process to reveal the complex interrelationship of factors to inform the range of land uses suitable for the site.

The key features of the Tranche 41 site include:

- **Topography:** The wider Pondicherry Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction. This ridge traverses the north-west portion of the Tranche 41 site adjacent The Northern Road signalled intersection where the site is at its highest (approx.110 AHD). The Tranche 41 site slopes from this high point towards the east and the category three Anthony Creek which forms the Oran Park / Pondicherry Precinct boundary. The site includes steeper sloping land (7%+) within the south-western portion, which flattens to gently sloping land toward the creek line (approx. 84 AHD). The low ridgeline sits comfortably below the surrounding prominent district ridgelines of the Scenic Hills to the east and the ridgeline west of The Northern Road inclusive of the heritage homestead and curtilages of Denbigh and Maryland.
- **Biodiversity:** Biodiversity Certification under the *Biodiversity Conservation Act 2016* (BC Act 2016) commenced on 25 August 2017. The BC Act replaced the *Threatened Species Conservation Act 1995* (TSC Act). Biodiversity certification under the TSC Act was conferred on the Growth Centres SEPP in December 2007 and confirmed in July 2008 through an amendment to the TSC Act. The Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre. Notwithstanding, the Masterplanning process requires that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by sparse paddock and hollow bearing trees of the *Cumberland Plain Woodland* (CPW) and *River Flat Eucalypt Forest* (RFEF) communities with the majority of those located within or adjacent to the creek lines defined within the Oran Park Precinct. The site has been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.
- **Watercourses:** The southern and south-eastern boundaries of the site are defined by creek corridors identified as part of the Oran Park Precinct Planning process and rezoning. These corridors are zoned *E2 Environmental Conservation* with the precinct boundary generally following the centre of the creek lines. The most significant is the Category three stream of Anthony's Creek located in the south-eastern corner of the site.
- **Heritage:** The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which is currently undergoing further widening to form a major arterial road. Maryland and its curtilage are currently listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning, which is awaiting finalisation. Significant urban development will be located between the Maryland Homestead curtilage and the Tranche 41 site, with only a small portion of the northern area of Tranche 41 likely to be visible from the Maryland Homestead. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.

1.5 Purpose of this Report

This Planning Proposal has been prepared to support an amendment to the CLEP 2010 and the Growth Centres SEPP for the Tranche 41 site as part of the Pondicherry Precinct of the SWGA. The proposed rezoning will facilitate redevelopment to accommodate additional residential land uses intended to assist in meeting the housing targets for Camden, the Western City District and the South West Growth Area. The rezoning is being pursued through a Council led Planning Proposal to reduce the size and complexity of the rezoning and allow the Oran Park Project to respond to market demands for new housing while the more complex considerations of the wider precinct can be resolved as part of the existing Precinct Planning process with the NSW DPIE.

This Planning Proposal has become necessary due to the heightened demand for housing supply by the residential market. The rezoning site is known as Tranche 41 of the Pondicherry (Part) Precinct.

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and guidelines published by the NSW Department of Planning, Industry & Environment (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016) to ensure all matters requiring consideration are appropriately addressed.

1.6 Consultant Project Team

The preparation of this report and supporting technical studies has involved the collaboration of a multi-disciplinary team, in consultation with Camden Council and NSW DPIE to ensure all relevant issues have been addressed at the concept Masterplanning phase. The documentation submitted in support of this planning proposal is identified in Table 1 below, noting that the required supporting studies for submission with the Planning Proposal were agreed with Camden Council prior to preparation and submission of the proposal. This Planning Proposal should be read in conjunction with these technical reports.

Table 1: Supporting Documentation

Report	Author	Revision	Date
Social Infrastructure	Elton Consulting	1.4	25/09/2020
Geotechnical Investigation	Douglas Partners	R.003.Rev0	29/01/2020
Salinity Investigations	Douglas Partners	R.002.Rev0	29/01/2020
Site Contamination Investigations	Douglas Partners	R.001.Rev0	29/01/2020
Aboriginal Heritage	Kelleher Nightingale		03/04/2020 & 29/06/2020
Stormwater Management and Flooding	Calibre Consulting	C	30/06/2020
Ecology	Eco Logical Australia		29/09/2020
Riparian Corridor Assessment	Eco Logical Australia		26/09/2020
Bushfire	Eco Logical Australia	3	26/09/2020
Traffic	Positive Traffic	3	April 2020
Servicing Infrastructure	Calibre Consulting	B	25/09/2020
Air Quality Assessment	Astute Environmental	R1-3	25/09/2020
Noise Assessment	WSP	1	12/03/2020

When preparing the reports for Tranche 41, specialist consultants have reviewed the draft reports prepared for Pondicherry and used them as the basis of analysis for Tranche 41. Where necessary, the Tranche 41 analysis has been updated or revised to account for changes in standards or physical site conditions since the Pondicherry draft reports were prepared.

2. STRATEGIC AND STATUTORY PLANNING FRAMEWORK

2.1 Statutory Planning Framework

2.1.1 NSW Environmental Planning and Assessment Act 1979

The *NSW Environmental Planning and Assessment Act 1979* (EP&A Act) the *NSW Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) provide the statutory planning context for environmental assessment and approval in NSW. Clause 275 and 276 in the EP&A Regulation relate to the release of land in the growth centres for urban development and the preparation of a development code to provide guidelines (in conjunction with the relevant growth centre structure plan) to assist the environmental planning of precincts. In accordance with Clause 276(1) of the EP&A Regulation the Minister for Planning released the land in Pondicherry in April 2018.

In acknowledgment of the above and the location of the site within the SWGA Pondicherry Precinct, this report has been prepared in review of all matters requiring consideration through either a Precinct Planning Process or a Council led Planning Proposal. Accordingly, this Part Precinct Planning Proposal is being made to Council and has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and the guidelines published by the *NSW Department of Planning, Industry & Environment* (NSW DPIE), namely 'A Guide to Preparing Planning Proposals' (August 2016).

SPECIAL INFRASTRUCTURE CONTRIBUTIONS

Under Clauses 7.22 through 7.31 of the EP&A Act a Special Infrastructure Contribution (SIC) Plan was established for the Growth Centres. It provides for one-off financial contributions payable by any developer or landowner in the Growth Centres who is developing or subdividing land in a manner triggered by the provisions of the plan. The SIC contributes to the funding of regional infrastructure required for development within the NWGA and SWGA.

The Tranche 41 site does not include any land identified for the development of regional infrastructure to service the wider SWGA. Accordingly, the development of the site will include contribution toward regional infrastructure through the existing SIC framework for the SWGA.

SECTION 7.11 DEVELOPER CONTRIBUTIONS

Section 7.11 of the EP&A Act provides the framework for local Councils to prepare and implement a plan to capture payment to fund the provision of local services required by development.

As discussed in *Section 6.2 Local Infrastructure and Developer Contributions*, GDC as the proponent of this Planning Proposal will seek to enter a Voluntary Planning Agreement (VPA) for the delivery of the required local services and infrastructure items. Negotiations of the VPA are anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and in-principle support to the intention of this Planning Proposal.

SECTION 9.1 DIRECTIONS BY THE MINISTER

Section 9.1 Directions of the EP&A Act require Councils to address a range of matters when seeking to rezone land with an LEP. There is no statutory requirement for the Directions to be considered during Precinct Planning. Nevertheless, as the site of this Council led Planning Proposal is within the SWGA the Directions have been addressed as part of this submission, with the Draft ILP and associated documentation found to be consistent with the relevant directions, as discussed in *Section 7.3.2 Section B – Relationship to Strategic Planning Framework*.

2.1.2 State Environmental Planning Policies

STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH CENTRES) 2006

The Growth Centres SEPP governs the release of land for development in the Growth Centres of Sydney and establishes the broad planning controls required to oversee the development of the Growth Centres.

The aims of the SEPP are to:

- a) co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area,
- b) to enable the Minister from time to time to designate land in growth centres as ready for release for development,
- c) to provide for comprehensive planning for growth centres,
- d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity,
- e) to provide controls for the sustainability of land in growth centres that has conservation value,
- f) to provide for the orderly and economic provision of infrastructure in and to growth centres,
- g) to provide development controls in order to protect the health of the waterways in growth centres,
- h) to protect and enhance land with natural and cultural heritage value,
- i) to provide land use and development controls that will contribute to the conservation of biodiversity.

Further the Growth Centre SEPP outlines development controls for:

- determining development applications prior to and after the finalisation of the Precinct Planning Process;
- flood prone land and major creeks lands;
- clearing native vegetation; and
- cultural heritage landscape areas.

This Planning Proposal seeks amendment to the Growth Centres SEPP to establish the future zoning and development provisions for the Part Precinct. Specifically, the proposal seeks to zone the land in accordance with the *Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan*.

OTHER RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES

All other SEPP's considered as part of the planning proposal process are discussed in *Section 7.3.2 Section B – Relationship to Strategic Planning Framework, Table 10 SEPP Review*.

2.1.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) seeks to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Biodiversity Certification under the *Biodiversity Conservation Act 2016* (BC Act 2016) commenced on 25 August 2017 and negates the requirement for impact assessment on threatened species, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

The site is wholly contained on certified land.

2.1.4 Other State Legislation

Additional key pieces of legislation to be considered in the rezoning process include:

- National Park and Wildlife Act 1974;
- Heritage Act 1977;
- Rural Fires Act 1997; and
- Water Management Act 2000.

These Acts have been considered by the relevant specialist consultants where appropriate.

2.2 State and Regional Planning Strategies

2.2.1 Greater Sydney Region Plan

In March 2018 the NSW Government through the Greater Sydney Commission released the *Greater Sydney Region Plan A Metropolis of Three Cities* (the Region Plan), which proposes to refocus the planning for the Greater Sydney Region through the establishment of a polycentric Sydney. The Region Plan sets objectives and actions based on five key areas, including *Infrastructure and Collaboration, Liveability, Productivity and Sustainability*.

The Region Plan delivers a high-level regional plan for Sydney that sets the future growth of the Sydney Region with a focus on providing people with access to jobs within reach of liveable and walkable neighbourhoods. This is set on a backdrop of a City expanding from the current 4.7 million population to 8 million people over the next 40 years. The *Region Plan* introduces the notion of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The *Region Plan* is centred around ten key directions, which are to be used to guide future strategic planning decisions, including planning proposals. The directions are categorised under the plans Planning Priorities for *Productivity, Liveability, and Sustainability* and form the broad strategic criteria to deliver the three Cities notion.

A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the Region Plan is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

2.2.2 Western City District Plan

The Greater Sydney Commission released the final five District Plans in March 2018, including the *Western City District Plan* which incorporates the Pondicherry Precinct, and maps the 20-year vision for the Western District of Greater Sydney as follows:

The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – means residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. This vision will improve the District's lifestyle and environmental assets.

The Western City District covers the LGA of Camden, Campbelltown, Liverpool, Wollondilly, Blue Mountains, Fairfield, Hawkesbury and Penrith, with a current population of over 1.07 million people living in the district. This population is estimated to grow to over 1.5 million by 2036, representing growth of approximately 464,450 people annually.

A key purpose of the *Western City District Plan* is to inform the preparation of planning proposals. The District Priorities for *Collaboration, Productivity, Liveability, and Sustainability* form the criteria of assessing how proposals respond to the District Plan. The delivery of new housing and associated open space and biodiversity corridors proposed in this Planning Proposal are consistent with the intended objectives, priorities and actions of the District Plan.

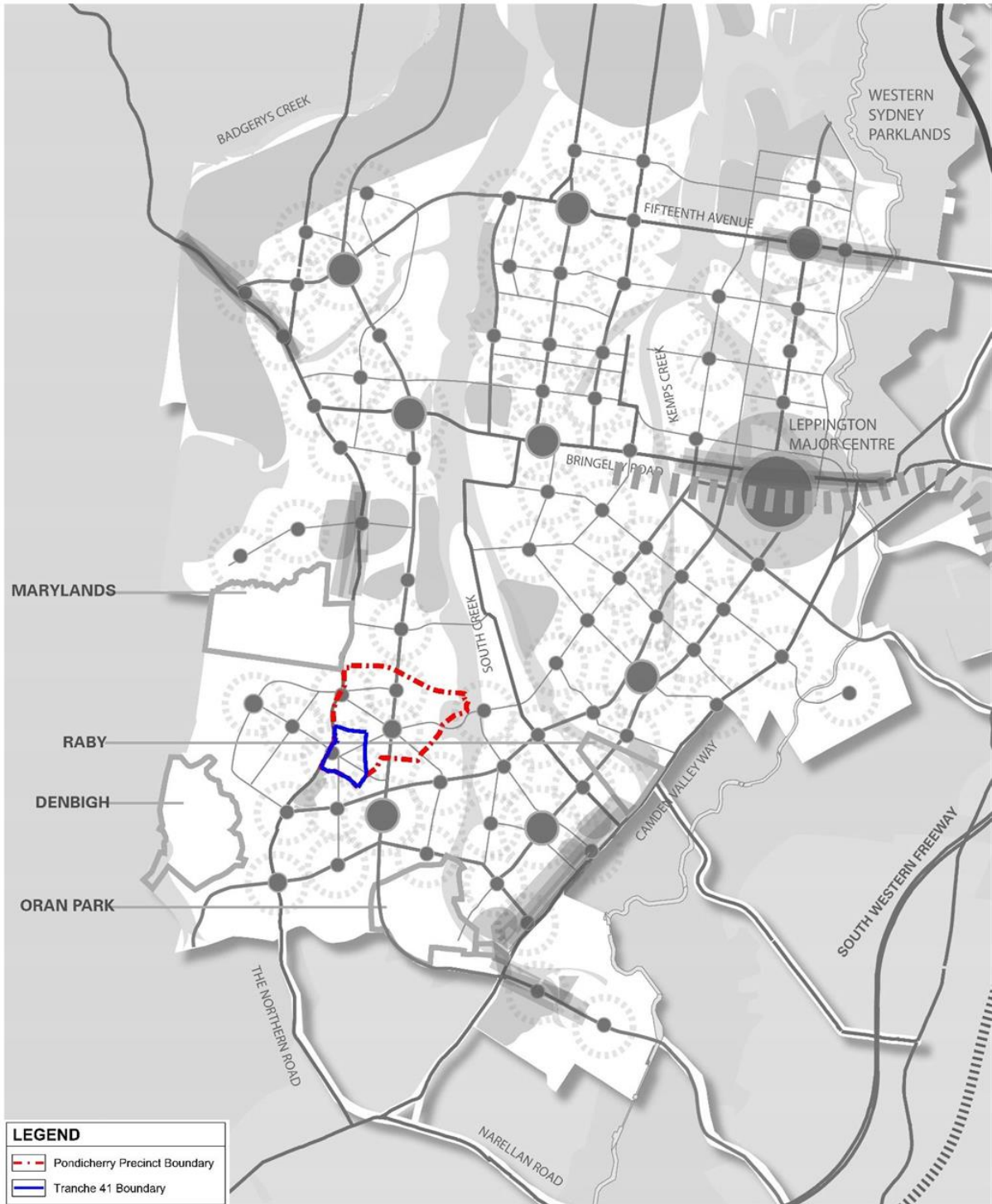
A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability priorities in the *Western City District Plan* is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework of this proposal*.

2.2.3 South West Growth Centre Structure Plan

The Growth Centres Structure Plan was prepared by the then Department of Planning in 2005 and provides an important guide to the detailed planning of the Growth Centre Precincts. At the time of preparation, the Structure Plan and associated documents, anticipated over 110,000 new dwellings would be delivered in the South West Growth Centre over the following 25 to 30 years. The Structure Plan acts as a starting point for the Precinct Planning Process and identifies key site constraints, opportunities for different land uses and development as well as setting residential dwelling and population targets.

Figure 4 over identifies the location of the Tranche 41 Part Precinct along with the remaining Pondicherry Precinct, in context to the Structure Plan.

Figure 4: South West Growth Centre Structure Plan



2.3 Local Planning Framework

2.3.1 Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden Local Government Area (Camden LGA) will change to meet the community's needs over the next 20 years. The LSPS implements the strategic direction of the *Region Plan* and *Western City District Plan* at the local level by setting clear local priorities for the jobs, homes, services and parks that the Camden community will require over the next 20 years. The LSPS sets short, medium and long-term actions linked to the local priorities, to deliver on the community's future vision.

The future community of Tranche 41 will leverage the amenity provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS. A detailed response to all Infrastructure and Collaboration; Liveability; Productivity; and Sustainability Local priorities in the LSPS is included in Section 7.3.2 *Section B – Relationship to Strategic Planning Framework* of this proposal.

2.3.2 Camden Local Environmental Plan 2010

Under the *Camden Local Environmental Plan 2010* (CLEP) the site is zoned *RU1 Primary Production*. Upon amendment to the Growth Centres SEPP as requested through this Planning Proposal, the Planning Controls in the *Camden Growth Centre Precinct Plan* will come into force. At this time the planning controls in the CLEP will no longer apply to the land, in a similar manner as other zoned precincts of the South West Priority Growth Area.

It is acknowledged that Camden Council is currently undertaking a process of amending the CLEP to improve its alignment with the State Government's priorities as outlined in the *Western City District Plan* and the Camden LSPS. The intended outcomes of this planning proposal and specifically the rezoning of land in accordance with the Growth Centres SEPP do not alter or impact the amendments envisaged to the CLEP.

2.3.3 Dedication of Constrained Lands Policy

In March 2020 Council adopted the *Dedication of Constrained Lands Policy* which seeks to provide a framework for the dedication to Council of land which, through the development process will be constrained by infrastructure or is required for environmental purposes. Through the Draft ILP this Planning Proposal seeks to dedicate to Council land containing a riparian corridor and land containing a 330kV transmission easement and which forms part of the open space network.

The areas being dedicated will also form part of a Voluntary Planning Agreement, to be negotiated with Council prior to dedication. Details of the land and works to be included in the VPA and how they relate to the wider Pondicherry Precinct are included in *Section 6.2 Local Infrastructure and Developer Contributions*. Through this process the developer is required to demonstrate that the land being dedicated will provide a Material Public Benefit, based on the following factors:

- The quality of the land and its interface with the urban environment.
- The range of encumbrances restricting community use and enjoyment of the land.
- Recognition of cultural landscapes.
- Retention of significant view lines.
- Protection of a significant environmental feature of the land.
- Providing linkages between areas of open space that are unencumbered by the power easement at regular intervals along the easement corridor.
- Use for an appropriate community purpose, such as pedestrian connections, shared pathways, off-leash dog areas, lookouts/viewing platforms, active recreation spaces, natural play spaces, signage, public art, interpretative uses, technological uses and native places.
- If the land is contaminated, as defined by cl. 7 of SEPP 55 – Remediation of Land, Council is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the land is to be used or developed. If the land requires remediation to make it suitable for the proposed use the remediation is to be completed prior to the use and be at the expense of the developer or owner.

ENVIRONMENTAL LAND

The proposed riparian corridors will be delivered in accordance with a Vegetation Management Plan (VMP) to be produced as part of a future Development Application. The VMP will be detailed in accordance with the Riparian assessment conducted by Eco Logical Australia included with this report and will facilitate the revegetation of these environmentally sensitive and culturally significant corridors. A suitable maintenance period will also be established within the VMP to ensure the intended outcomes are achieved including the provision of enhanced water quality and biodiversity and improved habitat resources and connectivity for the site to assist native fauna adapt to changes in the environment resulting from development.

The local road network identified in the Draft ILP also seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors. Sharepaths will also be included within the corridors ensuring this land can perform both an ecological and biodiversity function, while encouraging community enjoyment and connection to the surrounding land uses.

INFRASTRUCTURE LAND

A characteristic of the Oran Park and Pondicherry projects is the existence of the TransGrid 330kV Transmission Line and associated 60m wide easement. GDC through discussions with both Council and TransGrid have produced a Masterplan for delivery of this land across the two projects, with portions of the easement being developed in private ownership and portions proposed for delivery in public ownership where it is logical to do so and justifiably delivers a material public benefit. The Masterplan produced and utilised in the discussions to date (including updates to correspond with the Tranche 41 Draft ILP) is included as Appendix F.

The Draft ILP has been produced in response to the site features and in a manner which draws community benefit where it is justified. This includes through the provision of open space to the central and eastern portions of the easement, where benefit to the overall urban structure, open space and movement network is demonstrated. Further discussion of this overall community benefit and justification for the Draft ILP layout and design is included in *Section 4.4 Draft Indicative Layout Plan*. It is this land which is sought for embellishment and dedication to Council in accordance with Council's *Dedication of Constrained Lands Policy*, with further details to be provided as required as part of the VPA negotiations following Council acceptance of the Draft ILP.

Through production of the Draft ILP it was considered the western portion of the easement did not form a clear nexus with the wider open space network and as such is provided in private ownership. This portion of the easement is proposed for delivery in accordance with established precedents set within the Oran Park and Oran Park South projects where private ownership of the easement has been established through the subdivision design and approval process. An example consent and associated relevant approved plan for the Oran Park South, Tranche 34/3 Subdivision (DC 1413/2017) are included as part of Appendix F, with additional details provided in *Section 4.4.7 Development on and Adjacent an Electricity Easement, Figure 21: Transmission Easement (Private Ownership)* of this report and the proposed *Draft Pondicherry (Part) Precinct Schedule* included as Appendix D.

As demonstrated through Figure 21, it is envisaged that the portion of the Tranche 41 easement to be retained in private ownership will be subdivided into two private lots each with a standard 'low density residential' lot providing access to the street. This ensures the streetscape character is unaltered through the retention of the easement in private ownership and that the ownership of the easement is limited to as few as possible.

3. SITE INVESTIGATIONS AND MASTERPLANNING OUTCOMES

GDC has undertaken extensive research and assessment to determine the suitability and capacity of the site for development and to inform the design of the Indicative Layout Plan. The studies submitted with this proposal have been formed by those produced for the wider Pondicherry Precinct and adapted or summarised where needed to specifically relate to the Tranche 41 site.

The analysis provides a summary of the key findings provided in the Supporting Technical Studies included as Appendix F with commentary demonstrating how the Indicative Layout Plan design responds to the studies. The Indicative Layout Plan is included as Appendix B.

3.1 Housing Market Analysis

The *Region Plan* establishes the NSW Government vision for Sydney through the delivery of a 30-minute city to provide better access to jobs, schools, and health care within close distance to people's homes. The Plan aims to provide 725,000 new homes and 817,000 additional jobs across the Sydney metropolitan region for the forecasted 1.7 million new residents by 2036.

A key direction of the Plan is the timely delivery and well-planned greenfield precincts such as the Pondicherry Precinct of which Tranche 41 is located.

The Pondicherry Precinct is located between two major centres, being Oran Park to the south and the planned South Creek West Precinct to the north, both of which are anticipated to include a future train station as part of the North-South Rail Line. This geographical location encourages predominantly low-density residential development with medium and higher density housing more suited to these major transport and commercial centres to the north and south. The wider Pondicherry precinct may also include medium density and possibly some higher density residential development toward the eastern portion of the site including around the activity nodes of the district playing fields and local retail centre.

Wider Pondicherry will provide a range a housing types of varying densities consistent with the recommendations of the Pondicherry Precinct Housing Market Assessment (Macroplan 2019). This assessment indicates an indicative lot mix as demonstrated in Table 2 below. The total number of dwellings estimated in the below table equates to a density range of between 16-18 dwelling/ha and will be confirmed as the Pondicherry Precinct rezoning progresses in the coming months. As discussed above, the number of lots <300m² are anticipated to be delivered throughout the broader Pondicherry Precinct.

Table 2: Indicative Lot Mix, Pondicherry Precinct

Dwelling Format	Lot Size (m ²)	Proportion (% of total)	Estimated Total Number of dwellings
Very Large Lots	600+	9-10%	240 – 260
Large Lots	500-599	12-13%	330 – 360
Standard Lots	400-499	26-27%	670 – 720
Small Lots	300-399	24-25%	620 – 670
Very Small Lots	<300	13-15%	330 – 350
Medium Density Lots	Includes 125 (attached – 200 (semi-detached)	11-12%	310 – 340
Total			2,500 – 2,700

Key findings from the Macroplan 2019 assessment include:

- Camden's population growth between 2012 and 2017 averaged 7.3% per annum, exceeding Greater Sydney which grew on average 1.9% per annum.
- The ABS defined Cobbitty-Leppington 'SA2' area (which extends from Bringelly Road in the north to Oran Park Drive and Cobbitty Road in the south and the LGA boundaries to the east and west) experienced much stronger population growth averaging 23.4% per annum between 2012 and 2017.

- The Cobbitty-Leppington 'SA2' area demographic profile indicates an inflow of young families and young professional couples and a profile somewhat younger than the Camden LGA. A quarter of the population comprised children aged 0-14 (25%), while persons aged 30-39 were the second largest cohort (19.4%) followed by persons aged 20-29 (16.9%). The growth rate of these cohorts surpassed that observed in both Camden and Greater Sydney and is expected to maintain the catchments young age profile.
- As seen across Australia there is also a considerable proportion of elderly population (12.6% in the Cobbitty-Leppington 'SA2' area) and is likely to exceed the profile associated with 'aging in place' indicating that retiree age households are moving into the Camden LGA. This is likely through the purchase of established houses at lower price points than suburbs located closer to inner Sydney and the purchase of smaller lot housing and retirement living housing in the area.
- The largest source of inward migration to Camden include (highest to lowest): Campbelltown; Liverpool; Fairfield; Canterbury Bankstown; and Blacktown.
- In order for the Camden LGA to meet the population growth projections espoused through the *Region Plan* and *Western City District Plan* an annual growth rate of 5.2% is required through to 2036. Based on the Department's expected household size (2.96 persons per dwelling) this translates into the need for additional supply of 2,430 dwellings per annum.
- Traditional families including couples with children are the most prevalent household type in the Camden LGA at 48.1% and in the Cobbitty-Leppington 'SA2' area at 49.1% which is much higher than the Greater Sydney average of 37.4%. Couples with no children was the next largest household type constituting 24.4% of households in the Camden LGA and 27.8% in the Cobbitty-Leppington 'SA2' area.
- Based on a review of surrounding suburbs sharing similar characteristics (including Camden, Oran Park, Harrington Park, Narellan, Currans Hill and Gregory Hills) the household size of Pondicherry is anticipated in the order of 3.2 and 3.3 persons per household. This household size furthers the narrative of the Cobbitty-Leppington 'SA2' area being favoured by families establishing in the area as the south-west continues its development.
- Household ownership within the Camden LGA (78%) and Cobbitty-Leppington 'SA2' area (74%) is substantially higher than Greater Sydney (64%).
- Household income distribution in the Cobbitty-Leppington 'SA2' area indicates greenfield projects are being favoured by moderate income households with 68% earning more than \$78,000 per annum.
- According to RP data (2019), the median house price in Oran Park is approximately \$763,000 which is 20% cheaper than Greater Sydney at \$955,000. When considering that the average annual income for residents in the Cobbitty-Leppington 'SA2' area (\$109,512) is approximately 20% higher than the Sydney average (\$91,000), home ownership is an attractive proposition in the region.
- The most popular lot size within the Camden LGA during FY17/18 was between 300-449m² (42.1%). Observations also indicate that sales of lots larger than 600m² have reduced from the year earlier while smaller lots <300m² have increased substantially. Whilst this change in the composition of lots has occurred and is leading to smaller median lot sizes over time, demand for larger lots 600m²+ remains an important lot type within the Camden LGA equating to 16.6% of demand.

3.2 Landscape Character

Tranche 41 comprises a predominantly open pastoral landscape with gently undulating topography divided by rural fencing and dotted paddock trees. The Pondicherry Precinct is characterised by a low central ridgeline running from the western side of the Northern Road in a south-east / north-west direction. This ridge traverses the north-west portion of Tranche 41, adjacent to The Northern Road signalised intersection where the site is at its highest (approx.110 AHD). Tranche 41 slopes from this high point towards the south and east and the category three Anthony Creek which defines the Oran Park / Pondicherry Precinct boundary. The site includes steeper sloping land (7%+) within the south-western portion, which flattens to gently sloping land toward the creek line (approx. 84 AHD). The low ridgeline sits comfortably below the surrounding prominent district ridgelines of the Scenic Hills and Badgally Hill to the east and the ridgeline west of The Northern Road inclusive of the heritage homestead and curtilages of Denbigh and Maryland.

Native vegetation within Tranche 41 consists of scattered remnant and regrowth eucalypts of vegetation communities of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) inclusive of several hollows.

The site forms a discrete area bounded by the existing urban area of Oran Park to the south and south-east, major regional road infrastructure of The Northern Road to the west, existing farmland to the north and the future North-South Rail Corridor to the east. The southern and south-eastern Precinct boundaries also include riparian corridors as defined within the Oran Park Precinct. The site features include a 330kV TransGrid powerline and associated 60m wide easement traversing the southern portion of the site and a 132kV Endeavour Energy powerline and associated variable width easement adjoining The Northern Road.

Tranche 41 is lower than The Northern Road and is most visible from the north-west portions of Oran Park and particularly the future Employment land directly south of the Precinct boundary. The dense riparian vegetation along Anthony Creek screens the site from Oran Park to the south-east. To the north, the higher portions the site will be visible until further development of the Pondicherry, South Creek West and Lowes Creek Maryland Precincts occurs. In the context of the Growth Centre and surrounding Precincts to be developed over time, the development of Tranche 41 will ultimately have a negligible impact on the landscape character of the area forming a natural extension of the existing urban environment of Oran Park.

3.3 Social Infrastructure

Elton Consulting has produced a Social Infrastructure Assessment for the Tranche 41 rezoning area, with the objectives to identify the social infrastructure needed to support the future community and consider the adequacy of the social infrastructure proposed within the Draft ILP. The assessment is conducted in the context of the adjoining Precincts, in particular the remaining Pondicherry Precinct and the established Oran Park Precinct, with an appreciation for the future growth expected through the delivery of the Aerotropolis and ultimately the Western City espoused as part of the current State Government Planning.

3.3.1 Demographic Context

In order to understand the potential needs for social infrastructure Elton undertook a review of the demographic context of the area. Elton concluded that given the site's location and development characteristics it is expected the new community will be similar to that of Oran Park and therefore will likely have the following demographic characteristics:

- A high proportion of young families and couples at the 'homebuilder' stage of life.
- Fewer older residents and lone person households.
- Low levels of disadvantaged households.
- Relatively high cultural diversity compared to the LGA.

Based on this assessment, the future population will generate specific demand for schools, childcare, playspaces, active and passive recreation opportunities for a range of ages, and family orientated community activities.

3.3.2 Existing Social Infrastructure

Existing facilities and services located within a 2km radius of the site are generally confined to those delivered within Oran Park to the south. Oran Park is a rapidly expanding area identified as a Local Centre in the *Western City District Plan*. When complete the Oran Park Precinct will contain a range of local facilities and open spaces to serve the forecast precinct population with district and sub-regional facilities planned to serve the wider southern catchment of the SWGA.

COMMUNITY AND RECREATIONAL

Existing community facilities within Oran Park include Community Rooms contained within the Oran Park Town Sales and Information Centre, the Oran Park Library and the recently opened Julia Reserve Youth and Recreation Centre. A future district Leisure Centre will also be delivered within the Oran Park Town Centre with design and planning work of this facility currently underway.

OPEN SPACE

Existing open space and recreation facilities within Oran Park include Sir Jack Brabham Reserve (double playing fields with clubhouse and children's playspace), Gardner Reserve (single playing field with clubhouse and children's playspace) and the recently opened Julia Reserve (Skate Park). Future facilities also include Doohan Reserve (two double playing fields, eight netball courts, two multipurpose courts and three playspaces), Ron's Creek Splash Park (a regional recreational facility including youth and junior play areas and waterplay splash park) and the Tranche 28 open space providing an east-west green connection between South Creek and Ron's Creek.

The possible future Lakes Precinct within the eastern portion of the wider Pondicherry Precinct also provides an opportunity for a district level recreational facility. It is expected that the future population of Tranche 41 would be attracted to use these facilities due to their proximity, ease of access via a future sub-arterial road and pedestrian/cycle network and the landscape quality and amenity this open space asset will provide.

EDUCATION

The 2km analysis area is serviced by one public school, Oran Park Public School and one private school, Oran Park Anglican School. Other schools in the area also include Macarthur Anglican High School, located in Cobbitty approximately 2.8km from the site and St Justin's Catholic Parish Primary School and St Benedict's Catholic College, both located in Catherine Park approximately 3.5km from the site.

Future school facilities known for the area include an expansion to the Oran Park Public School, construction of an Oran Park High School on the same site (both due for completion in 2020) and the construction of a new Public School within Oran Park South.

Tertiary education facilities located in Western Sydney include the Western Sydney University campuses of Penrith and Campbelltown, the University of Sydney's agriculture and veterinary campuses in Cobbitty and Bringelly, and the TAFE colleges in Liverpool, Campbelltown and Penrith.

EMERGENCY AND JUSTICE SERVICES

No emergency or justice services currently reside in Oran Park. The nearest Police services are in Narellan or Campbelltown located approximately 6km and 11km from site respectively. The closest ambulance services are in Camden and Campbelltown Hospitals, located approximately 9km and 12km from site respectively. The closest Fire and Rescue Services are in Narellan and Camden located approximately 6km and 9km from site respectively.

The only emergency services currently planned for the Oran Park area include a new Fire and Rescue Station, located at the corner of Dick Johnson Drive and Steward Drive and planned to open in 2020.

HEALTH

There are three hospitals located in the vicinity of Pondicherry, located in the more established urban areas of Camden, Campbelltown and Liverpool, located approximately 9km, 12km and 19km from site respectively. Campbelltown and Liverpool Hospitals are currently undergoing capacity upgrades in preparation for future population growth.

Oran Park has one public health facility, Oran Park Family Health, which is part of the *Integrated Primary and Community Care* (IPCC) centre network. The IPCC network aims to increase community wellbeing and reduce hospital admittance through local disease prevention and interventional care. The IPCC network is supported by the NSW South West Local Health District.

Services provided at Oran Park Family Health include general medicine and family health care, women and men's health, paediatrics and childhood immunisations.

AGED CARE

Oran Park Village is the only Aged Care facility in Oran Park. Oran Park Village is a retirement village that includes a range of private facilities accessible to residents including emergency call services, onsite medical, physiotherapy and professional spaces. Currently there are 71 villas and 16 apartments on site. Oran Park Village is currently being expanded to accommodate an additional 67 new villas and an 80-bed residential age care facility.

A new aged care facility, owned and operated by Thompson Health Care, is proposed to the north-west of the Oran Park Town Centre and will include a 240-bed care facility and a dementia wing.

CHILDCARE

There are currently two long day care and two out of school hours care facilities in the analysis area. The spatial distribution of childcare facilities reflects local demand within the area, influenced by site costs and ease of access for parents. Due to the private nature of childcare services, changes in demand will influence the supply of services and geographical distribution of these services over time.

3.3.3 Future Population

Elton in consultation with the Urban Designers have estimated the future population living in the Pondicherry (Part) Precinct will comprise 1,500 people. This estimate is based on the following assumptions:

- The Site will support the development of approximately 470 residential dwellings consistent with the Planning Proposal.
- The average dwelling occupancy rate will be 3.2 people, with this assumption arrived using:
 - Data from the 2016 Census which indicates average occupancy rates in surrounding areas, including Gregory Hills, Harrington Park and Oran Park, were 3.4 people per dwelling at that time.
 - Findings from the Oran Park resident surveys from December 2016 to May 2019 which show smaller household sizes of 3.2 people per dwelling.
 - DPIE forecasts for Camden LGA which suggest household sizes will decrease slightly into the future from 2.96 in 2016 to 2.86 in 2036.

Elton summarise their findings, stating that the new community is likely to be largely made up of children, young workers and home builders. The major household types will be couples with children and couples without children. The Site will play an important role in supplying homes for larger households. While household size is expected to decrease by 2036, Camden LGA will have higher demand for larger homes than other areas in Sydney. Areas such as Pondicherry, Oran Park and Harrington Park will continue to be desired locations within the LGA.

Social infrastructure which is accessible to residents of all ages, multi-purpose and flexible will help ensure that spaces and activities can adjust to the needs of local residents as they change over time. Similarly, ensuring the Site is well connected to the major centres of Narellan, Camden and Campbelltown will be important for fair and equal access to high level services and facilities.

3.3.4 Social Infrastructure Needs Analysis

Demand for social infrastructure facilities and services has been generated through an analysis of key benchmarks and the idle capacity of existing/proposed infrastructure within the local area. Elton benchmark analysis indicates the future Pondicherry (Part) Precinct community does not generate sufficient demand to justify the development of any community facilities, health or aged care services on site. However, it will generate significant demand for open space and child care services, along with additional primary and high school spaces.

The Elton needs assessment recommendations are summarised in Table 3 below including commentary on how the Draft ILP has responded to the assessment.

Table 3: Social Infrastructure Needs Analysis

Category	Recommended Provision	Comment
Community and recreation facilities	No on-site provision. Contribution to development of additional facilities with community centre and multipurpose meeting space off site.	Residents will have access to facilities in Oran Park, including the Oran Park Library, Julia Reserve Youth and Recreation Centre and the future Leisure Centre. There will be a need for additional facilities with community centre and multipurpose meeting space in the medium to long term.



<p>Open Space</p>	<p>On-site provision including:</p> <ul style="list-style-type: none"> • local open space that provides all residents access within 400m to at least 0.4ha of open space. • shared walking and cycling paths that link residents to open space within the site and to open space in Oran Park. • open space that is attractive with quality finishings and landscaping, and interesting with a number of different activations. <p>On-site provision of:</p> <ul style="list-style-type: none"> • at least one playspace and preferably two which are multifunctional and cater for the needs of a range of age groups from young, to primary and high school aged children. • one half court that can be used for informal sporting activities like handball, netball and basketball. <p>Contribution to development of district active space off-site, including playing fields and sport courts.</p>	<p>An additional Community Centre is proposed in the balance of the Oran Park/Pondicherry projects yet to be delivered which will assist in meeting this additional demand.</p> <p>The site will deliver 2.15ha of passive recreation space and an additional 1.59ha within the powerline easement that can be used for recreational purposes and active transport links (total 3.74ha). The spaces should be designed to incorporate a range of different uses such as a playspace, dog park, kick-around space, and half court.</p> <p>Elton do not recommend sporting facilities be provided within the Tranche 41 site as it is too small to enable the clustering of sport courts (four or more) and sport fields (two or more) which allows more effective use of open space and supports local sporting competition.</p> <p>The site is in close proximity to existing active open space including Sir Jack Brabham Reserve, Gardner Reserve and Doohan Reserve.</p> <p>Further the wider Pondicherry is anticipated to include the delivery of a single playing field co-located with a K-6 Public School and a district level sporting facility. Accordingly, Tranche 41 should make contributions towards the delivery of these future sporting facilities.</p>
<p>Education</p>	<p>No on-site provision.</p>	<p>The Department of Education notes there has been very strong growth in enrolments in the Oran Park Primary School and that as the population grows in the area there will be a need for an additional primary school.</p> <p>The wider Pondicherry is anticipated to include a K-6 Public School along with a possible K-12 Private School co located with the District Playing fields.</p>
<p>Health</p>	<p>No on-site provision.</p>	<p>The Department of Health notes the IPCC, Oran Park Family Health, will meet most local health needs in association with the Camden, Campbelltown and Liverpool public hospitals.</p> <p>Private general practices are also anticipated to respond to the increase in demand, which can be seen with local Medical Centres establishing in the Oran Park Podium, Gregory Hills Corporate Park and Gregory Hills Town Centre.</p>
<p>Childcare</p>	<p>No on-site provision, although we note planning controls would allow the development of childcare centres within the site.</p>	<p>Elton expect that private childcare services, including long day care and out of hours school care, will respond to any increase in demand.</p> <p>Currently there is no allocation within the site to establish a Child Care Centre as it considered that more appropriate locations will be generated within the wider Pondicherry Precinct.</p>
<p>Aged Care</p>	<p>No on-site provision, although we note planning controls would allow the development of aged care facilities within the site.</p>	<p>We expect private aged care services will respond to any increase in demand as is being witnessed through the delivery of aged care facilities in appropriate locations within the Oran Park Precinct.</p>
<p>Emergency Services</p>	<p>No on-site provision.</p>	<p>It is considered that there is more appropriate location for emergency services than the proposed Tranche 41 site.</p>

In summary the Tranche 41 rezoning will deliver conveniently located local open space accessible to all residents, with the additional social infrastructure needs of the community including active playing fields provided within either the Oran Park Precinct, the wider Pondicherry Precinct or the established surrounding urban areas.



3.3.5 Provision of Active and Passive Open Space

The proposed Draft ILP includes the provision of passive open space only, with active open space to be delivered throughout the wider Pondicherry Precinct as detailed throughout this report. The calculation of open space is based on the established benchmarks provided in the Elton Consulting Social Infrastructure Assessment, including the need for 2.83ha of open space per 1,000 people, based on an average occupancy rate of 3.2 people per dwelling. This benchmark includes both passive and active open space which is further split 50:50. The overall open space need for Tranche 41 is therefore 4.26ha.

The proposed delivery of 2.15ha of passive open space therefore ensures an appropriate amount of this form of open space within the Draft ILP. The exclusion of active open space within Tranche 41 and delivered within the wider Pondicherry Precinct is further justified below:

- The population of Tranche 41 is estimated to be 1,504 people and therefore would not meet the benchmark criteria for a 'sports field' (1,850 people) as detailed in Elton's report (Table 4).
- The topography of the site is gently undulating with relatively few areas capable of accommodating a playing field. The site is further constrained by the fixed major road connections into the site from Oran Park and The Northern Road and the existence of the TransGrid Easement.
- Tranche 41 is located directly adjacent Sir Jack Brabham Reserve ensuring the emerging population has access to local playing fields, including via the proposed sharepath network.
- The active open space requirement for the entire Pondicherry Precinct including Tranche 41 will be delivered through the Pondicherry ILP. The active open space facility is anticipated to include multiple double playing fields, a synthetic field, courts, practice nets, a playspace, clubhouse and grandstand located in a single location providing efficiencies in delivery and operation. The geographical location identified for these facilities is also ideal in that it is naturally flat and will require minimal bulk earthworks.
- Certainty of delivery of the playing fields outside of Tranche 41 can be established as part of the Tranche 41 VPA, refer also to *Section 6.2 Local Infrastructure and Developer Contributions*.

3.4 Land Capability Investigations

Douglas Partners (DP) have prepared a Land Capability Assessment of the Pondicherry release area. The assessment aims to determine whether the land is suitable for and capable of urban development through site investigations involving slope instability, soil erosion risk, geotechnical factors, soil salinity hazard and site contamination.

Subject to good engineering and management practices the assessment indicates that the site is not considered to be constrained such that it would preclude urban development.

3.4.1 Soil

The soil landscapes over the site broadly reflect the underlying geology and topography, with the site divided into two distinct soil landscapes, the Blacktown residual soils present over most of the central and western portion of the site and the South Creek alluvial soils present over the lower lying eastern portion of the site.

The Blacktown soil is a residual soil group associated with the gently undulating slopes and broad rounded crests and ridges of the Wianamatta Group. The unit comprises up to four soil horizons that range from shallow red-brown hard setting sandy clay soils on crests and upper slopes, to deep brown to yellow sand and clay soils overlying grey plastic mottled clay on mid to lower slopes. These soils are typically of low fertility, are moderately reactive and have a generally low wet bearing strength.

The South Creek soil landscapes is an alluvial soil group associated with floodplains, valley flats and drainage depressions of the channels on the Cumberland Plain. Usually flat with incised channels, mainly cleared and is mapped along the main category three Anthony Creek which straddles the Oran Park / Pondicherry Precinct boundary in the south-east corner of the site. Mapping indicates soils associated with this landscape comprise very deep layered sediments over bedrock or relict soils.

Thick residual and erosional soils of the Blacktown Soil Landscapes can be prone to slope instability due to slumping and soil creep, particularly on steep south-facing slopes underlain by shale. However, the majority of the naturally occurring slopes within the site have a gradient less than 15% and, as such, the geotechnical review indicates the risk of hill slope instability is very low.

3.4.2 Geology

The site can be divided into two broad geological units comprising sedimentary rocks and alluvial deposits.

The rolling hills, ridgelines and lower slopes in the northern, western and central portions of the site are underlain by Bringelly Shale of the Triassic age Wianamatta Group. The Bringelly Shale in the vicinity of the site includes an unnamed, fine to medium grained quartz-lithic sandstone member, typically comprises shale, carbonaceous claystone, laminate and some minor coaly bands which weather to form clays of high plasticity.

The lower lying south-eastern portion of the site is generally underlain by Quaternary alluvial deposits of the Nepean River which are mainly derived from weathering of Permian and Triassic bedrock and typically comprise grey-brown, medium grained quartz sand with layers of silt and humic clay.

3.4.3 Geotechnical Constraints

Assessment of the urban capability of the study area has been carried out on the basis of geotechnical considerations, specifically risk of slope instability, soil erodibility and foundation conditions.

DP did not identify any landslip or creep activity within the steeper hillsides of the site with any minor slope instability to be addressed by good engineering practices.

Erosion hazard was considered within usually accepted limits which would be managed by good engineering and land management practices. Localised waterlogging will also be addressed through engineering management practices applicable to erosion control.

3.4.4 Salinity Hazard Assessment

The assessment identified site soils which exhibit characteristics ranging from mildly aggressive to concrete, mildly to moderately aggressivity to steel, moderate to occasionally very saline materials and highly sodic soils. DP identify these characteristics as naturally occurring features of the local landscape and are not significant impediments to urban development provided appropriate remediation or management techniques are employed.

Salinity and aggressivity is described as affecting the durability of concrete and steel by causing premature breakdown of concrete and corrosion of steel. This has impacts on the longevity of structures in contact with these materials and require management practices to limit such adverse effects.

Sodic soils are described as having low permeability potentially creating perched water tables, seepage in cut faces or ponding in flat open areas. In addition, sodic soils tend to erode when exposed. Management of sodic soils is therefore required to limit these adverse effects.

The assessment provides a range of preliminary management strategies to limit the effects of those soil characteristics with the potential to impact development. DP also identify the need for the Salinity Management Plan to be updated based on the results of more detailed testing at each stage of development.

Groundwater studies were not undertaken as part of the study, however DP noted that only one test pit exhibited groundwater (at a depth of 2.9m) as part of the geotechnical and salinity investigations.

3.4.5 Contamination Risk

The Preliminary Site Investigation (PSI) included a historical aerial photograph review and detailed site walk over, with five Areas of Environmental Concern (AEC) identified within the Tranche 41 study area. The AEC's are identified as former market gardens, former building footprint, current and former timber power poles, former dam and stockpiles of waste. Further, DP identified two existing structures (houses and sheds) on the site and that a hazardous material survey should be conducted prior to demolition, with a licensed removal contractor employed if required.

Based on the findings of the investigation, DP consider the potential for contamination constraints excluding the identified AEC's to be low. The potential for contamination constraints for the identified AEC's is considered low to medium. The assessment concludes that further targeted investigation of the site will be required as part of a Detailed Site Investigation (DSI) to inform future subdivision proposals, with an unexpected finds protocol also to be established in order to ensure due process is carried out in the event of a possible contamination find not previously anticipated.

3.5 Aboriginal Heritage

An assessment of the Aboriginal Cultural Heritage values of the wider Pondicherry Precinct has been undertaken by Kelleher Nightingale Consulting. This assessment included a full consultation process with 34 registered Aboriginal stakeholders and concluded with the production of the report titled *Pondicherry Release Land Rezoning, South West Priority Growth Area: Aboriginal Heritage Assessment (2018), KNC*. The assessment was based on the Protocol for Aboriginal Stakeholder Involvement in the *Assessment of Aboriginal Heritage in the Sydney Growth Centres*, and the requirements of the *NSW DPIE* [formerly Office of Environment and Heritage (OEH)] requirements and guidelines relating to the assessment of Aboriginal heritage in NSW.

The study methodology included the review of past investigations and records, identifying and assessing Aboriginal cultural heritage values and finally, the development of land use and management options to inform future development layouts for the precinct. The assessment identified five Aboriginal archaeological sites and two areas of potential archaeological deposit (PAD) within the wider Pondicherry Precinct as a result of archaeological field survey. Sites consisted of open context artefact sites and registered/previously identified locations of PAD. The sites were identified as displaying scientific significance ranging from low to moderate. In summary, the assessment determined that:

- All sites containing Aboriginal objects would be harmed by future development of the Pondicherry Priority Precinct according to the Draft ILP. An Aboriginal Heritage Impact Permit (AHIP) would be required prior to conducting any activity which may harm an Aboriginal object.
- Mitigation measures (salvage excavation) would be required for all sites of moderate archaeological or high cultural value. An AHIP would be required prior to undertaking any mitigation activities.
- Consultation with registered Aboriginal stakeholders for the study area is ongoing and should continue in relation to future development activities within the study area. Consultation for seeking an AHIP should be undertaken in accordance with section 60 of the National Parks and Wildlife Regulation 2019 and DPIE Aboriginal cultural heritage consultation requirements for proponents 2010.

The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of Tranche 41 or the Pondicherry Precinct.

3.5.1 Aboriginal Heritage Assessment Relating to Tranche 41

Two Aboriginal archaeological sites containing Aboriginal objects were identified within the Tranche 41 rezoning area as a result of the Pondicherry Release Land Rezoning Aboriginal heritage assessment. These include registered sites PAD 2038-6 (45-5-4035) and OPR-9 (45-5-3367). The location of these in the context of the Draft ILP is shown in Figure 5 over.

PAD 2038-6 (45-5-4035)

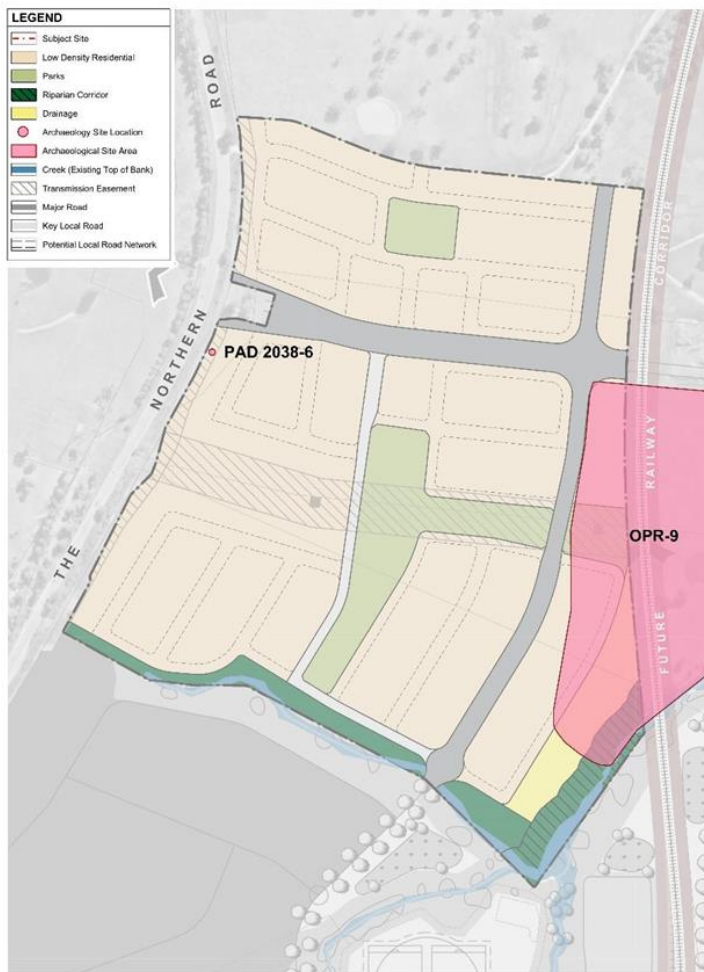
This site comprises an area of potential archaeological deposit (PAD) adjacent to The Northern Road located along the western boundary of the Tranche 41 rezoning area. The site was assessed as displaying some (low to nil) archaeological significance due to more recent disturbance at the PAD location confirmed during archaeological survey, at the PAD location.

OPR-9 (45-5-3367)

This site comprises a low-density artefact scatter situated on the slopes and creek flats adjacent to Anthony Creek located along the south and eastern boundaries of the Tranche 41 rezoning area. The site was assessed as displaying moderate archaeological significance, with moderate potential for intact subsurface archaeological deposit.

Based on the findings of the investigation and the proposed rezoning of the site for residential development, archaeological sites PAD 2038-6 and OPR-9 will be impacted by future development. An AHIP will be required prior to the commencement of works affecting both archaeological sites, with OPR-9 also requiring archaeological mitigation in the form of salvage excavation prior to any impacts. It is acknowledged in the assessment that the consultation process with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation. In this regard the Planning Proposal is submitted accompanied by a letter produced by Kelleher Nightingale dated 29 June 2020 providing a project update to the consulted Aboriginal stakeholders. The update includes a description of the Tranche 41 site and the desire to rezone this land separately to the wider Pondicherry Precinct and that a draft Cultural Heritage Assessment Report (CHAR) specific to Tranche 41 will be issued for review in the coming weeks.

Figure 5: Areas of Aboriginal Cultural Heritage



3.6 European Heritage

There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.

In consideration of the above it was determined with Council that there be no additional European Heritage investigations undertaken as part of this rezoning proposal.

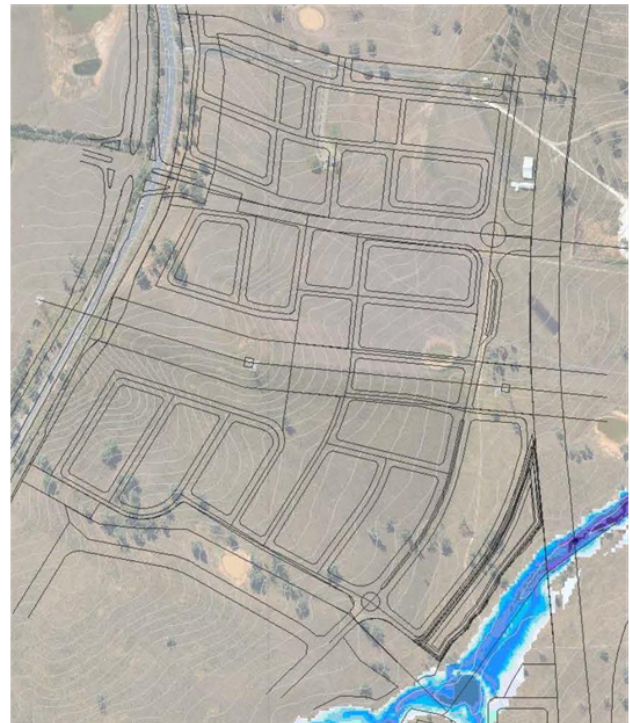
3.7 Water Cycle Management and Flooding

A Water Cycle Management study has been produced by Calibre Consulting. The purpose of the study was to provide a stormwater management strategy that ensures the future development adequately considers and manages the quantity and quality of water leaving the site and the impacts of flooding within local tributaries.

The majority of the Tranche 41 site drains south-east towards Anthony Creek and ultimately South Creek, with a small catchment also draining to the north and ultimately towards Lowes Creek. The Draft ILP has been produced to include one drainage basin in the south-east adjoining Anthony Creek and one temporary basin in the north, located outside the Part Precinct boundary. The stormwater strategy requires that both water cycle management basins be designed to attenuate their respective catchments between the 2 year and 100 year ARI storm events, with water quality targets achieving the Camden Council *Engineering Design Specification* and Camden Growth Centre DCP requirements.

The Calibre reports also reviewed the impacts of flooding on the site and concludes that the 100 year ARI flows from the site are conveyed within the Anthony Creek corridor, with the existing terrain levels of Tranche 41 located above the major creek flood levels. Accordingly a freeboard of 600mm above the 100 year ARI level can be achieved through the development. The 1% AEP flood depths within Anthony Creek are shown in Figure 6.

Figure 6: 1% AEP Flood Depths



3.8 Biodiversity

Eco Logical Australia has undertaken an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment.

3.8.1 Growth Centres Biodiversity Certification

Land within the South West Growth Centre was 'biodiversity certified' by the order of the *NSW Minister for the Environment* under the *Threatened Species Conservation Act 1995*. This Act has been superseded by the *Biodiversity Conservation Act 2016* (BC Act 2016) however biodiversity certification remains in place. Biodiversity certification negates the requirement for impact assessment on threatened species under the BC Act, thus turning off the requirements for tests of significance or triggering the Biodiversity Offsets Scheme on all certified land within the North West and South West Growth Centre.

This strategic approach to the conservation of species and communities listed under the BC Act has been undertaken to streamline the development process and to ensure that the areas of highest conservation value have been identified and conserved. Further the (Draft) Growth Centres Conservation Plan (2007) assessed native vegetation across the entire Growth Centres area and identified areas of Existing Native Vegetation (ENV) which is subject to ground truthing at the time of rezoning.

The entire Tranche 41 site is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of ENV reflecting the mapping undertaken in association with the Growth Centres Conservation Plan.

Notwithstanding the Masterplanning process requires, through the Growth Centres Development Code 2006 that the biodiversity values of the site be investigated to determine if any site features are worthy of retention within the future urban environment. The site is characterised by sparse paddock and hollow bearing trees of the Cumberland Plain Woodland (CPW) and River Flat Eucalypt Forest (RFEF) communities with the majority of those located within or adjacent to the creek lines defined within the Oran Park Precinct. The site has been highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.

3.8.2 Strategic Assessment under the EPBC Act

In 2012, the Commonwealth Minister for the Environment announced that the program of development activities within the Growth Centres was approved under the *EPBC Act* Strategic Assessment process. Specifically, all actions associated with the development of the Western Sydney Growth Centres as described in the *Sydney Growth Centres Strategic Assessment Program Report* (Nov 2010) have been assessed at the strategic level and approved in regard to their impact on the following matters of National Environmental Significance (NES):

- World Heritage Properties
- National Heritage Places
- Wetlands of International Importance
- Listed threatened species and communities
- Listed migratory species

These decisions indicate that the Commonwealth is satisfied that the conservation and development outcomes that will be achieved through the Western Sydney Growth Centres Program will satisfy their requirements for environmental protection under the *EPBC Act*. Provided that development activity proceeds in accordance with the Growth Centres requirements (such as the Biodiversity Certification Order, the Growth Centres SEPP and DCPs, Growth Centres Development Code etc.) then there is no requirement to assess the impact of urban development activities within the South West Growth Centre on the above-listed matters of NES and therefore no referral of activities to the Commonwealth Department of Environment is required.

3.8.3 Flora and Fauna

The field survey confirmed the presence of two native vegetation communities:

- Shale Plains Woodland, which forms part of *Cumberland Plain Woodland* a critically endangered ecological community under the BC Act and EPBC Act; and
- Alluvial Woodland, which forms part of *River Flat Eucalypt Forest* an endangered ecological community under the BC Act.

The patches of Shale Plains Woodland were in poor condition having been significantly thinned, with the mid and ground-storeys generally absent due to historical clearing, intense high pressure cropping and extensive long-term cattle grazing. The noxious weed *Lycium ferocissimum* (African Boxthorn) was the predominant mid-storey plant and introduced pasture grasses or weeds dominated the ground-storey. Cumberland Plain Woodland was dominated by *Eucalyptus moluccana* (Grey Box) and *E. tereticornis* (Forest Red Gum), with *E. crebra* (Narrow-leaved Ironbark) occurring less frequently.

The patches of Alluvial Woodland were in moderate condition. The community was dominated by *Casuarina glauca* (Swamp Oak), *E. tereticornis* (Forest Red Gum) and occasional *Eucalyptus amplifolia* (Cabbage Gum). *Bursaria spinosa* (Blackthorn) was present in the mid-storey, along with numerous weed species, including *Olea europaea* subsp. *cuspidata* (African Olive) and *Lantana camara* (Lantana). The ground-storey was dominated by weeds including *Bryophyllum delagoense* (Mother of Millions), *Asparagus aethiopicus* (Asparagus Fern) and *Tradescantia fluminensis* (Trad). The community had been heavily traversed by cattle in places.

During site validation, leaf litter at the base of several *E. tereticornis* was searched for Cumberland Plain Land Snails, but none were detected. A large variety of native birds were also recorded on across the site (28 species in total), though the assessment indicates that none were threatened.

The study area is likely to provide foraging habitat for threatened microchiropteran bats (microbats) as well as roosting/breeding habitat for forest birds. Hollow-bearing trees within 100 – 200 m of water bodies, including farm dams, can provide habitat for *Myotis macropus* (Southern Myotis), Eastern Freetail Bat (*Mormopterus norfolkensis*) and Greater Broad-nosed Bat (*Scoteanax rueppellii*).

The vegetation communities and habitat features identified during site validation are demonstrated in Figure 7 below.

Figure 7: Validated Vegetation Communities & Habitat Features (Eco Logical Australia 2020)



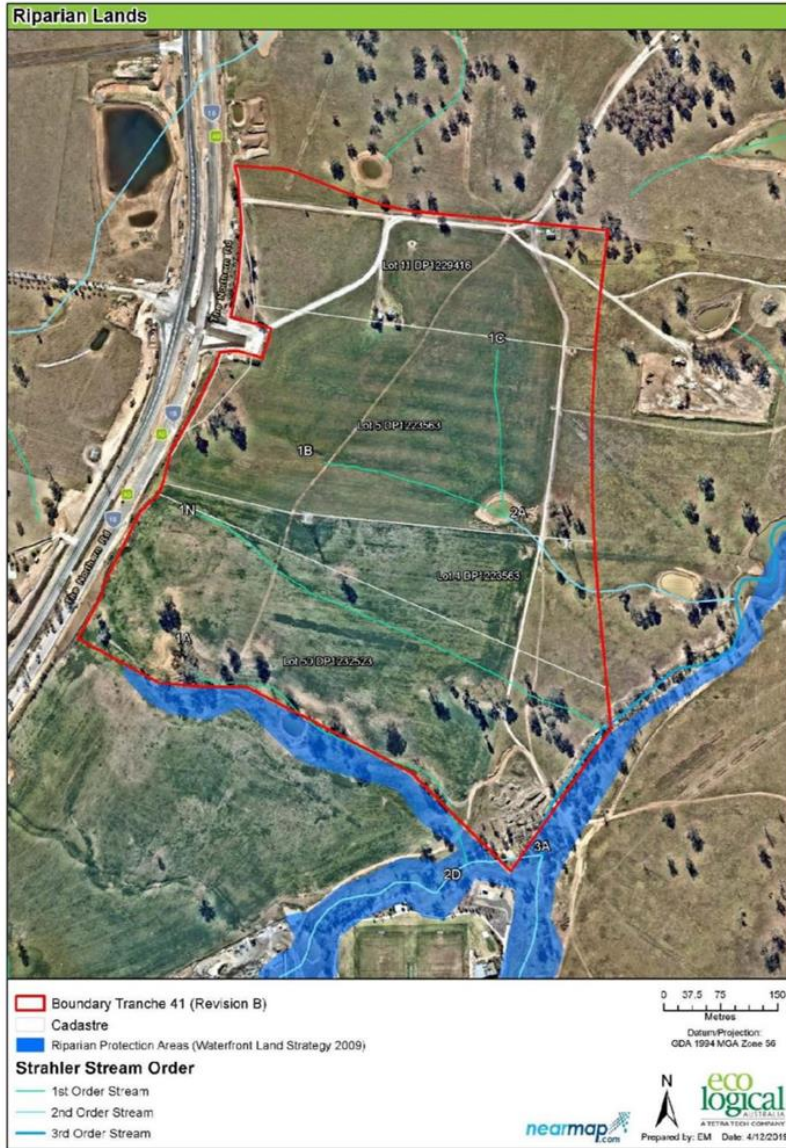
The biodiversity assessment recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.



3.9 Riparian Corridors

A riparian corridor assessment has been undertaken by Eco Logical Australia, with the principles of the relevant legislation to provide for the sustainable and integrated management of waterways across the state. Results of the onsite investigations confirm the site as being highly disturbed due to the ongoing farming operations which includes cattle grazing and crop growing.

Figure 8: Strahler Stream Order & Reach Numbers (Hydroline)

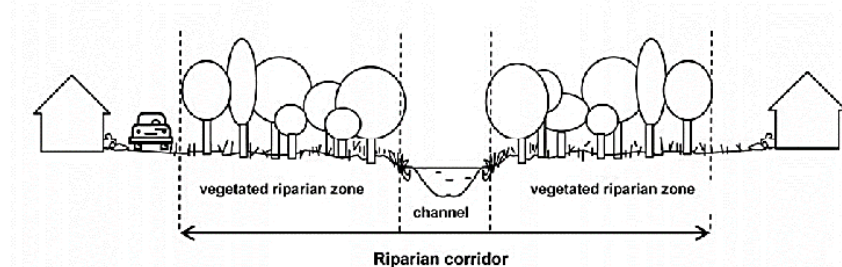


Eco Logical Australia assessment included review of the DPI Hydroline Spatial Data in accordance with the Strahler method of stream order as documented in the in the Natural Resources Access Regulator (NRAR) *Guidelines for Controlled Activities on Waterfront Land – Riparian Corridors*. Site inspections were then carried out to validate the stream order and determine those watercourses which met the definition of a ‘river’ including defined bed and banks, under the Water Management Act (WM Act). This assessment concluded that only the 3rd Order Stream (3A) and the small section of the 2nd Order Stream (2D) in the south east corner of the site had a distinctive bed and bank and could therefore be defined as a ‘river’. Refer to Figure 8 above for the Stream Order Classification of Tranche 41 based on the DPI Hydroline Spatial Data, including the identified Oran Park Riparian Protection Areas.



In accordance with NRAR's *Guidelines for Controlled Activities on waterfront land—Riparian corridors*, riparian corridors are to provide a Vegetated Riparian Zone (VRZ) adjacent to the channel to provide a transition zone between the terrestrial environment and watercourse. This vegetated zone helps maintain and improve the ecological functions of a watercourse whilst providing habitat for terrestrial flora and fauna. The VRZ plus the channel (bed and banks of the watercourse to the highest bank) constitute the 'riparian corridor' (refer to Figure 9 below).

Figure 9: Riparian Corridor (NRAR, 2018).



The riparian corridor widths, including mapped top of bank have been provided by Eco Logical Australia to inform the ILP including provision of a 3rd Order Riparian Corridor along the south-east boundary of the site (Anthony Creek). Notwithstanding Eco Logical Australia's on-site validation process did not identify the southern hydroline as being defined as a 'river' by presenting defined bed and banks, the Draft ILP proposes to provide a riparian corridor along this watercourse reflecting the mapped Oran Park Riparian Protection Areas (refer to Figure 8 above). This ensure continuity between the two precincts providing increased opportunity for enhancing the natural terrestrial environment and cultural significant watercourses and riparian areas. Provision of a riparian corridor along this boundary also provides a natural barrier between the Tranche 41 residential development and the proposed employment land within Oran Park to the south.

3.10 Bushfire

An assessment of the current and future bushfire risk within Tranche 41 was undertaken by Eco Logical Australia (ELA). The assessment considered the key bushfire design issues including site vegetation communities and slope and the influence these have on bushfire behaviour. Although not yet enacted (anticipated March 2020) the assessment has been conducted in accordance with *Planning for Bush Fire Protection 2019* (PBP 2019) ensuring this assessment for rezoning will more closely correspond with the assessment to be conducted at the Development Application stage. The assessment identifies the minimum and recommended bushfire requirements for residential subdivision development within Tranche 41 to achieve compliance with the relevant legislation and related policies.

PBP requires the assessment of bushfire protection measures associated with a planning proposal for a residential subdivision development as listed and discussed below:

- Asset Protection Zones (APZ)
- Access
- Water Supply and other utilities
- Building Construction Standards
- Landscaping
- Emergency Management Planning
- Environmental Issues

PBP specifies minimum perimeter road widths of 8.0m. Measures for Bushfire Risk Management are outlined in the Camden Growth Centre DCP and will be required to be implemented during the development phase. As a minimum, this would include preparation of a Bushfire Protection Assessment in accordance with PBP 2019 for development of land identified as bushfire prone on the *Camden Bushfire Prone Land Map*.

3.10.1 Asset Protection Zones

APZs are a key component of bushfire planning and can have a significant impact on planning for future urban areas. APZs for the proposed development have been determined utilising the vegetation and slope characteristics of the site. In consultation with the Biodiversity consultant (Eco Logical Australia) the assessment identifies the existing and future vegetation community of the southern riparian corridor to include 'woodland' formation, while the south-eastern riparian corridor will consist of a 'forest' formation. The effective slope of the sites surrounding bushfire hazards are identified as falling into the PBP slope category '>0-5 degrees downslope'. The site is also adjoined by unmanaged grasslands to the north and east as part of the existing farming operations. Under PBP this bushfire hazard is identified as 'grassland', with the assessment noting it as being temporary in nature and will be removed once future development of the land occurs.

The assessment also acknowledges the public reserves as being classified as 'managed land' and therefore not posing a bushfire threat to the future community. This includes the identified public reserves including those sections contained within the 330kV Powerline Easement and the land dedicated for drainage.

The APZs required for the site are detailed in the Table 4 below.

Table 4: Bushfire hazard assessment and APZ requirements

Direction from development boundary	Slope	Vegetation	APZ (PBP 2019)	Comment
North	>0-5 Degree Downslope	Grassland	12m	Temporary APZ provided within adjoining lands
North-East / East	>0-5 Degree Downslope	Grassland	12m	Temporary APZ provided within adjoining lands
South-East	>0-5 Degree Downslope	Forest	29m	APZ provided within boundaries of subject land utilising proposed access roads
South	>0-5 Degree Downslope	Woodland	16m	APZ provided within boundaries of subject land utilising proposed access roads

3.10.2 Access Provisions

PBP 2019 requires that dual access/egress provisions be made for all subdivision of bushfire prone land. The subdivision is assessed as being able to accommodate dual access/egress with connections available to The Northern Road and the South Circuit extension from Oran Park. Further assessment will be required at the Development Application stage relative to the extent of the subdivision proposal and the surrounding development at the time.

3.10.3 Building Construction Standards

The APZ assessment demonstrates a maximum BAL-29 construction can be achieved by all lots within the proposed development, with lower BALs (19, 12.5 and LOW) able to be achieved as separation distance from the hazard increases. The BAL assessment and associated Building Construction Standards will be assessed further at the Development Application stage once a final development and dwelling footprint is determined.

3.11 Traffic

A Traffic and Access Assessment Report has been prepared by Positive Traffic to assess the transport and access needs of the Tranche 41 site area. The study considers all modes of urban transport including walking, cycling, public transport and cars.

Tranche 41 adjoins The Northern Road to the west which is currently subject to a significant corridor expansion to provide additional capacity to support the Western Sydney International Airport and the growing community of western Sydney. The upgrade forms a significant piece of the Australian and State Governments, *Western Sydney Infrastructure Plan* which has committed \$4.1 billion in funding for new and improved roads within the western Sydney region.

As part of this upgrade several intersections are being constructed which will service the future development adjoining The Northern Road and which were assessed as part of the upgrade design and approval process. This assessment was undertaken by Sinclair Knight Merz (SKM) with one of the intersections located adjoining the Tranche 41 site area, identified as Maryland Link Road No.1. After assuming redevelopment of all lands along The Northern Road corridor, the SKM report found that in 2036, all proposed intersections along the corridor (including Maryland Link Road No.1) would operate at a Level of Service D or better during both the AM and PM weekday periods. Accordingly, the proposed Tranche 41 development and associated traffic impacts have already been assessed and are fully accounted for in the upgrade works currently being undertaken along The Northern Road.

Internally the Tranche 41 site also includes the extension of the South Circuit collector road from within the Oran Park Precinct which will continue in a north-south direction for the length of Tranche 41 and beyond as part of the design for the wider Pondicherry Precinct. This collector road will be bus capable and include an off-road share path for its length ensuring the site is appropriately designed to maximise opportunities for alternative modes of transport. Maryland Link Road No.1 will also be bus capable and include both off-road share paths and on-road cycle lanes to both carriageways.

The Draft ILP and associated traffic and transport network will cater for the traffic demand of the development. The public transport routes of the east-west sub-arterial road and north-south collector road link with the wider arterial network of The Northern Road and provide convenient access to the employment opportunities and amenity provided in Oran Park and ultimately the Leppington Major Centre. Further, the bus routes are conveniently located to service the needs of the community encouraging public transport usage.

3.12 Servicing Infrastructure

The Tranche 41 site is currently serviced with infrastructure which reflects the rural nature of the current land use. Certain infrastructure is established within Oran Park and the ongoing upgrade works to The Northern Road, with capacity to service Tranche 41 inherent in those networks.

The primary service providers have been consulted by Calibre Consulting to determine the extent and availability of services from the known surrounding networks and the necessary infrastructure improvements to meet the future demands of the Precinct. The primary service providers are:

- Sydney Water – Potable Water and Wastewater;
- Endeavour Energy – Electricity;
- Jemena – Natural Gas; and
- NBN – Telecommunications.

Preliminary investigations have shown that all services can be provided to the subject site in an orderly and efficient manner, allowing development to proceed. A review of each of the required servicing infrastructure is provided below.

WATER

Water services will be provided via the Narellan Reservoir until the Oran Park Reservoir is complete, which is anticipated to occur in 2022. Reticulation can be provided through connection to the trunk mains being constructed along The Northern Road and through augmentation and extension of those constructed within Oran Park to the south.

WASTEWATER

Wastewater from the site will ultimately drain to the future South Creek treatment plant expected to be constructed no earlier than 2026. Prior to this, there are a number of feasible wastewater options that are available to service the subject site which involve connection to the existing infrastructure delivered in Oran Park.

Calibre acknowledge the site is split into two catchments and identify the need for a possible interim arrangement to service the northern catchment with multiple options available depending on the timing and staging of development.

ELECTRICITY

Endeavour Energy has confirmed the availability of Electricity to the site however note the existing network capacity was limited and could be reached prior to a formal request for connection. In the circumstance capacity was exhausted prior to Tranche 41 being developed a new 11kV feeder would be required to the site with multiple options available depending on the timing and staging of development.

GAS

Jemena have confirmed availability of gas to the site, with the current nearest gas main connection located at the corner of Peter Brock Drive and Oran Park Drive. It is likely that this main will be extended closer to the Pondicherry Tranche 41 site prior to development.

TELECOMMUNICATIONS

NBN were contacted to confirm timing and servicing of the subject site. NBN advised that timing and dates cannot be issued to developers, however as the service is currently being rolled out to surrounding areas, the subject site will be near the footprint of existing network and there be no issues in servicing the subject site. Should there be any issues or delays with the NBN service, existing fibre optic arrangements with Opticom can be extended to Tranche 41.

3.13 Air Quality

Astute Environmental Consulting was commissioned to assess the potential for odour impacts from existing sources on the Tranche 41 site area. Astute Environmental has utilised the previous assessment produced by Pacific Environment Limited (2017) for the wider Pondicherry Precinct which identified ten uses in the vicinity which had the potential to cause an odour impact. Of those ten uses Astute Environmental consider four locations to potentially impact the Tranche 41 site area. Those uses include a Resource Recovery and Recycling Facility (Hi-Quality Waste) located on The Northern Road and three uses currently operating as part of the farming activities across the wider Pondicherry Precinct.

The Resource Recovery and Recycling Facility is subject to an EPA license which would manage any impacts emanating from the source. The farm operations include the centre pivot of an irrigation arm, silage pits and a wood chipping facility. GDC have confirmed that the landowner utilises the silage pit as a measure of last resort which have not been used since at least 2018. Greenfields have also confirmed that the wood chipping operation is no longer operational.

Astute Environmental conclude that the potential sources of impact present only a low risk to the future Tranche 41 subdivision, with no restrictions to development necessary.

3.14 Noise Assessment

WSP conducted an assessment of potential noise impacts affecting the Tranche 41 site area. The potential noise impacts identified include:

- Road traffic noise associated with the upgraded The Northern Road;
- Industrial noise emanating from the Oran Park employment land south of the Tranche 41 site.
- Future rail noise associated with the potential future North-South Rail Line;
- Aircraft noise associated with the Camden Airport and future Western Sydney Airport; and

Noise monitoring was conducted at two locations in the vicinity of the Tranche 41 site to establish the existing background and road traffic noise levels at potential sensitive receivers. The monitoring was conducted in 2017 as part of investigations for the wider Pondicherry Precinct.

WSP note that the North-South Rail line does not currently have any formal status in a planning context with the route having neither funding nor timing approval. Rail noise and vibration impacts have therefore been considered in a semi-quantitative fashion.

ROAD TRAFFIC NOISE – THE NORTHERN ROAD

The assessment of existing conditions and predicted traffic volumes along The Northern Road indicate that dwellings within 200m would experience road traffic noise levels requiring mitigation. Mitigation strategies for reducing the road traffic noise impacts have been recommended and include use of noise barriers to The Northern Road, the use of built form as a barrier including two storey dwellings, acoustic treatments of building facades and acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Draft ILP has been produced in consideration of the noise assessment and impacts from the Northern Road. The Draft ILP provides opportunity for the construction of a noise wall south of the east-west sub-arterial road and provides a service road with an approximately 60m buffer north of the east-west sub-arterial road. Both of these design outcomes are influenced by acoustic considerations along with site topography and preferred landscape design outcomes.

INDUSTRIAL NOISE

Camden Council's *Environmental Noise Policy* includes several provisions relating to noise intrusion from existing and proposed industrial activities.

Existing industrial noise activities within close proximity to the site were assessed to include a recycling facility to the western side of The Northern Road (761 The Northern Road). Observations made during noise monitoring indicated that the operations were inaudible at the site boundary of the Pondicherry site, and inaudible from the boundary of the recycling facility boundary itself. WSP assessment therefore indicates that there are no existing industrial activities which are expected to generate an identifiable impact on the Tranche 41 site.

WSP has also undertaken an assessment of the known future industrial activities which may have an impact on the Tranche 41 site. This includes the employment land to be located adjoining the riparian corridor to the south of the precinct boundary with Oran Park. Whilst not currently identified as Employment Land within the current zoning or ILP, GDC are pursuing an extension of the existing employment land through a Planning Proposal currently with Council. This employment land inclusive of a perimeter road and the riparian corridor buffer is shown on the proposed Tranche 41 Draft ILP (refer Appendix B). WSP assessment indicates that based on the anticipated offset provided by the riparian corridor and employment land perimeter road the reductions in industrial noise would likely be sufficient to ensure amenity noise levels are achieved at the nearest residential receivers within Tranche 41, with assessments to be conducted at the Development Application stage in accordance with the Camden Growth Centre DCP controls.

PASSIVE RECREATION AREAS

Camden Council's *Environmental Noise Policy* include guidelines for the assessment of noise impacts on passive recreation areas. WSP has reviewed the Draft ILP and determined that the significant offsets of at least 150m between the passive recreation areas and the main noise source of The Northern Road are sufficient to achieve the objectives of the Noise Policy. In this regard WSP conclude that the passive recreation areas have been sensitively located "away from noise sources without compromising the overall functionality of the area".

RAIL NOISE AND VIBRATION

WSP indicate that due to the strategic environmental assessments having not yet been finalised for the North-South Rail line it is not possible to undertake a quantitative assessment of the impacts on the adjoining development. In light of the corridor having been identified however WSP have offered a qualitative assessment of the potential impacts from rail noise and vibration with specific reference to the *Department of Planning: Interim Guideline – Development Near Rail Corridors and Busy Roads* (DNRCBR). The assessment concludes that due to the offsets currently anticipated between the rail line and the future dwellings, mitigation measures included in the dwelling construction are likely to be sufficient to mitigate noise impacts and a vibration assessment would not likely be required.

AIRCRAFT NOISE

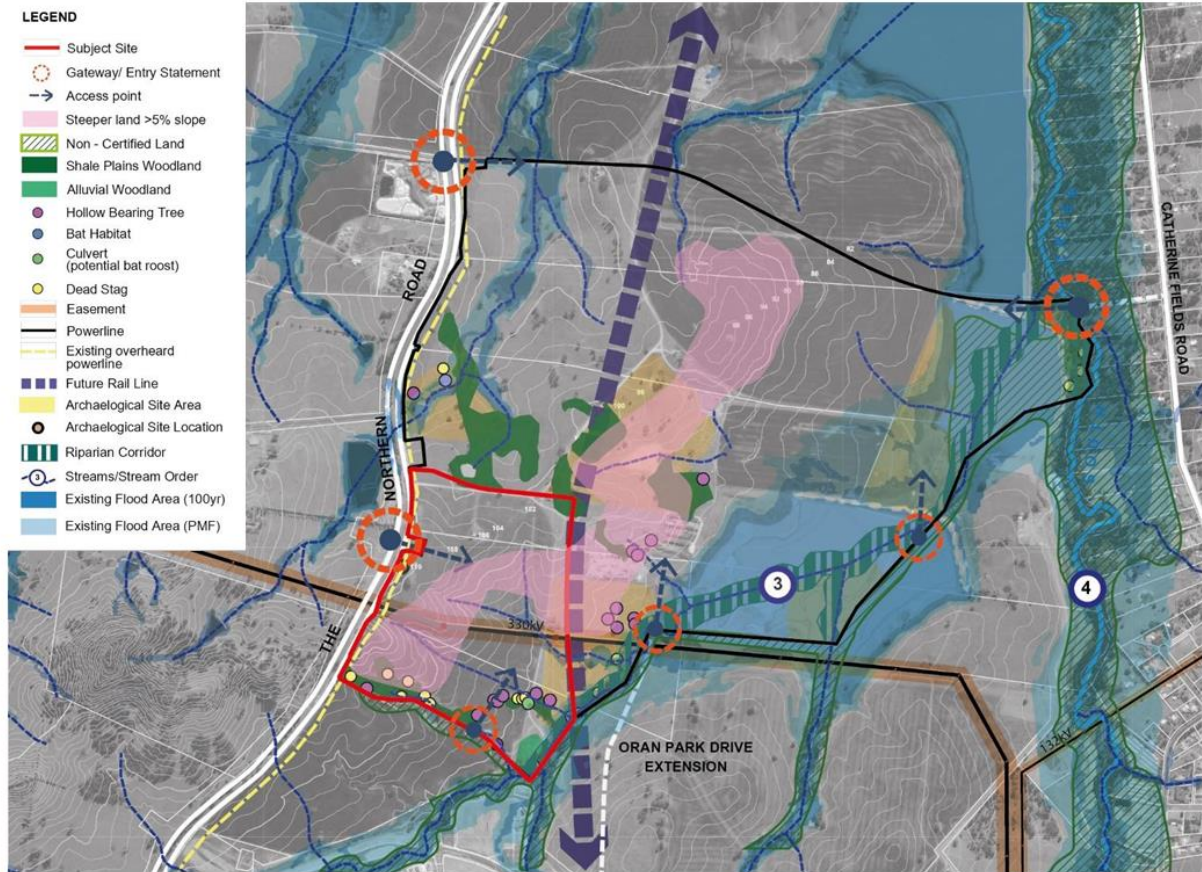
WSP has reviewed the site for potential noise impacts emanating from the Camden Airport, located approximately 5km to the south-west and the future Western Sydney Airport, located approximately 10km to the north. Aircraft noise impacts are assessed using *Australian Noise Exposure Forecast (ANEF)*. Tranche 41 is located outside the ANEF 20 noise contour for both airports ensuring no restrictions on noise sensitive developments and no specific acoustic treatment for aircraft noise is required.

3.15 Summary of Constraints and Opportunities

Design+Planning has considered the issues arising from the technical studies and has prepared a consolidated map (Figure 10 over) showing the key site opportunities and constraints. These key site features have informed the preparation of the Draft ILP and are also noted below:

- Landform, ridgelines, high points and drainage;
- Remnant vegetation and cultural significant creek lines and corridors including their floodplain;
- Proximity to Oran Park Town and the interface with the adjoining urban areas;
- Access to the site from the constructed signalised intersection to The Northern Road, along with the wider strategic transport network planning including the delivery of a Sub-Arterial Road within the site;
- Existing powerline easements, including those owned by TransGrid (located running east-west through the site) and Endeavour Energy (located adjacent The Northern Road) and their respective policies and guidelines for development in proximity to their easements; and
- Proximity of the site to the future North-South Rail Corridor, including the residential interface with this corridor and permeability across the corridor.

Figure 10: Key Site Opportunities and Constraints



4. INDICATIVE LAYOUT PLAN

4.1 Pondicherry Precinct Vision

Pondicherry will deliver a high-quality urban environment following in the footsteps of Oran Park and the principles of community pride, well-being, healthy living and educational excellence. Pondicherry will incorporate a series of thoughtfully planned villages with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within Oran Park Town and the future Major Centre to the north within the South Creek West Precinct east of The Northern Road.

The urban framework of Pondicherry will respond to the unique characteristics of the existing environment including:

- The retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to South Creek and the local creek networks in Oran Park; and
- Utilising the opportunity of the existing farm dams to provide a unique blue-grid Lakes Precinct as a community focal point of a District nature.

Open space and access to water are among Sydney's greatest assets. As the population expands within Sydney's south-west it is essential that future communities are afforded quality open space areas incorporating, where appropriate high amenity water features which contribute to the blue-green grid, urban heat island offsets and the creation of a strong sense of place. The Lakes Precinct will provide a strong recreational focus including both active and passive uses along with the co-location of a District level sporting facility. The Lakes Precinct will include a Neighbourhood Centre and opportunity for mixed use activities including commercial, residential, civic, recreation, and social infrastructure. The amenity afforded through the expansive Lake system and adjoining open space will be of District appeal and a key attractor for residents, businesses and visitors alike. The bushland setting and backdrop of South Creek further strengthen the Lake Precinct's appeal. This important ecological asset and bushland setting will continue to be preserved and enhanced for community enjoyment. Together, these landscape features will provide a highly attractive and sought-after place to live as residents seek to capture the amenity and healthy living benefits the Lake Precinct presents.

Pondicherry will provide a broad range of dwelling types with a focus on attractive residential streetscapes structured around well connected, walkable neighbourhoods. The high amenity area of the Lake Precinct will also offer the opportunity for estate housing mixed with medium and high-density residential development encouraging housing diversity and a broad socioeconomic mix.

A key aspect of Pondicherry will be the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, South Creek and the Lake Precinct. The local open spaces also provide intimate opportunities for community building and human interaction.

The future North-South Rail corridor forms part of the planning and design for Pondicherry. Two road and one pedestrian crossing will be delivered providing access across the corridor.

Tranche 41 will include predominantly low-density residential development providing attractive streetscapes structured around well-connected walkable neighbourhoods and local open space providing intimate opportunities for community building and local resident interaction. The site will provide strong visual and physical connections to the remainder of Pondicherry, particularly the Lake Precinct. The location and scope of the Tranche 41 rezoning has been deliberate to leverage the amenity provided through Oran Park while limiting the environmental constraints with the intent to allow for a timely assessment and rezoning through Council and the NSW DPIE.

4.2 Objectives

The primary objective of development throughout the Growth Centre is to achieve an integrated and sustainable urban development which appropriately responds to the residential, retail, employment, educational, service, health, recreational and entertainment needs of the future community.

While Tranche 41 consists of generally low density residential development, the site as located within the wider SWGA will continue to contribute to the delivery of a sustainable and diverse community, of high amenity, with access to employment, education, community and recreational facilities. In this wider context the Oran Park development objectives remain current and continue to guide development of the region. Those development objectives are provided below:

1. To facilitate urban development that meets environmental sustainability objectives.
2. To ensure all development achieves a high standard of urban and architectural design quality.
3. To promote housing that provides a high standard of residential amenity.
4. To ensure housing density targets are met through the provision of a range of housing types that offer greater diversity and affordability.
5. To create walkable neighbourhoods with good access to public transport.
6. To maximise opportunities for local employment and business.
7. To create vibrant, successful town and neighbourhood centres.
8. To provide social infrastructure that is flexible and adaptable.
9. To maximise opportunities for future residents to access and enjoy the outdoors.
10. To protect and enhance riparian corridors, significant trees and vegetation.
11. To ensure the timely delivery of critical infrastructure.
12. To service the future educational needs of the precinct through the delivery of quality places of learning.

4.3 Planning Principles

The Draft ILP is underpinned by robust planning and urban design principles which seek to deliver sustainable and resilient communities and desirable places for people live, work and play. The following principles as reflected in the Draft ILP are based on the specialist consultant input and good design practice:

4.3.1 Land Use

- The precinct structure comprises a series of walkable neighbourhoods focused on an active centre, such as a local park. The site is defined by the culturally significant creek lines and associated remnant vegetation, connections to the existing and future adjoining development areas and the associated major road network; and
- The site is characterised by low density residential development. Diversity of housing is delivered through a mix of low density lot sizes and in the context of the wider locality including the existing and proposed medium and high-density residential developments in close proximity to the Oran Park Town Centre and the future Pondicherry Lake Precinct.

4.3.2 Transport and Access

- The road network provides transport options that link Tranche 41 with the surrounding areas including the Oran Park employment area and Town Centre.
- The hierarchy of roads facilitate efficient movement for pedestrians, cyclists and vehicles while minimising conflicts and adverse amenity impacts;
- The road network enables the extension of public transport networks from within Oran Park. The network of bus capable roads ensures all dwellings within the part precinct are within walking distance of a future bus stop;
- The street and open space networks respond to the site topography, with local views directed toward the culturally significant watercourses and existing vegetation;
- Strategic connections to The Northern Road are facilitated in the road network, including on-road cycle ways and sharepaths connecting to the regional network outside the site; and
- Walking and cycling is promoted with convenient and safe connections through the precinct, connecting open spaces and riparian corridors to the wider facilities of Oran Park.

4.3.3 Public Domain and the Natural Environment

- The site is framed by a public domain of streets, open spaces and riparian corridors providing the 'green grid' connecting people and places;
- Neighbourhoods are focused around the open spaces network. Local parks include adjacent local roads ensuring maximum amenity benefit, activity and surveillance of this land;
- Streets are oriented to benefit from views toward the riparian corridors and existing native vegetation;
- The community is linked by an extensive pedestrian and cycle network connecting people where they want to go; and
- Biodiversity is protected through zoning and dedication to Council. These cultural significant corridors are further embellished with locally endemic species as part of the urban development.

The Draft ILP is provided as Figure 11 and included as Appendix B.

Figure 11: Pondicherry Part Precinct Draft ILP



4.4 Draft Indicative Layout Plan

The Draft ILP responds to the opportunities and constraints of the Precinct as investigated and detailed in the specialist consultant reports and on-site investigations. The Draft ILP has been produced in response to the above development objectives, planning principles, the infrastructure needs of the future community and the relevant objectives of the Camden Growth Centre DCP. Discussion of the key features of the ILP is provided in the sections below.

4.4.1 Residential Density and Structure

The Draft ILP will accommodate approximately 470 dwellings with an estimated population of 1,500 people. The Draft ILP provides a residential density of approximately 15 dwellings per hectare with lots ranging in size from 300m² to 510m²+. This low scale residential density will deliver a suburban streetscape character comprising generally detached dwellings with varying lot frontages.

The Tranche 41 lot mix developed as part of the ILP design process has been informed by the experience of residential subdivisions exhibiting similar characteristics within Oran Park and the wider SWGA. This indicative lot mix is provided in Table 5 below and is a refinement of that produced by Macroplan 2019 and based on standard residential lot types delivered throughout Oran Park and other projects within the Growth Centre.

The wider Pondicherry Precinct will achieve an increased density relative to Tranche 41 through the provision of larger areas of medium and high density residential, centred around the activity nodes of the local centre, lake precinct and district open space.

A plan identifying the proposed Housing Typologies is included as Appendix E.

Table 5: Indicative Lot Mix, Tranche 41

Dwelling Format	Lot Type (Width x Depth)	Lot Size (m ²)	Proportion (% of total)	Estimated Total Number of dwellings
Large Lots	17m x 30m	510	16-18%	85
	15m x 30m	450	33-35%	164
Standard Lots	12.5m x 30m	375	30-32%	150
	10m x 30m	300	13-15%	71
Total Area				470

The following additional considerations have influenced the ILP layout of land uses:

- Tranche 41 includes the conservation of 2.57ha of riparian corridors and environmental conservation retained in public ownership.
- Creation of 2.15ha of local open space with an additional 1.59ha of open space provided within the TransGrid electrical easement. All residential lots are provided within a 400m walking catchment of the open spaces with each providing opportunity for varied landscape design outcomes targeted at different age groups. One landscaped drainage basin is proposed within the south-eastern corner of Tranche 41 and will also contribute to the amenity of the Precinct.
- Restoration of natural and culturally significant watercourses and riparian areas will be undertaken to ensure the development contributes to the enhancement of water quality and biodiversity.
- Tranche 41 will be delivered with a connected network of pedestrian and cycling paths which direct people where they want to go. This will include multiple connections to local open space, Oran Park to the south, the wider Pondicherry to the north and east and the regional network provided along The Northern Road. On road cycle paths are also proposed to the sub-arterial road connection with The Northern Road ensuring commuter cycling is enhanced through the development.
- A local and district road network linking Tranche 41 with the neighbouring communities. This includes provision of an east-west sub-arterial road off The Northern Road which traverses the future North-South Rail Line and a north-south collector road extending from within Oran Park (South Circuit) through the site and continuing north into the wider

Pondicherry Precinct. A roundabout is proposed where these two major roads meet to ensure traffic flow and safety is maintained.

The allocation of land uses identified on the Drat ILP is provided in Table 6 below, refer also to Figure 12:

Table 6: Land Use Area

Land Use	Areas (ha)	%
Low Density Residential	20.21	48.9%
Local Open Space	2.15	5.2%
Local Open Space (Electrical Easement)	1.59	3.9%
Riparian	2.57	6.2%
Drainage	1.35	3.3%
Electrical Easements (Residential)	2.12	5.1%
Roads	11.30	27.4%
Total Area	41.29	100%

Figure 12: Residential Structure



4.4.2 Movement Network

STREET NETWORK LAYOUT AND DESIGN

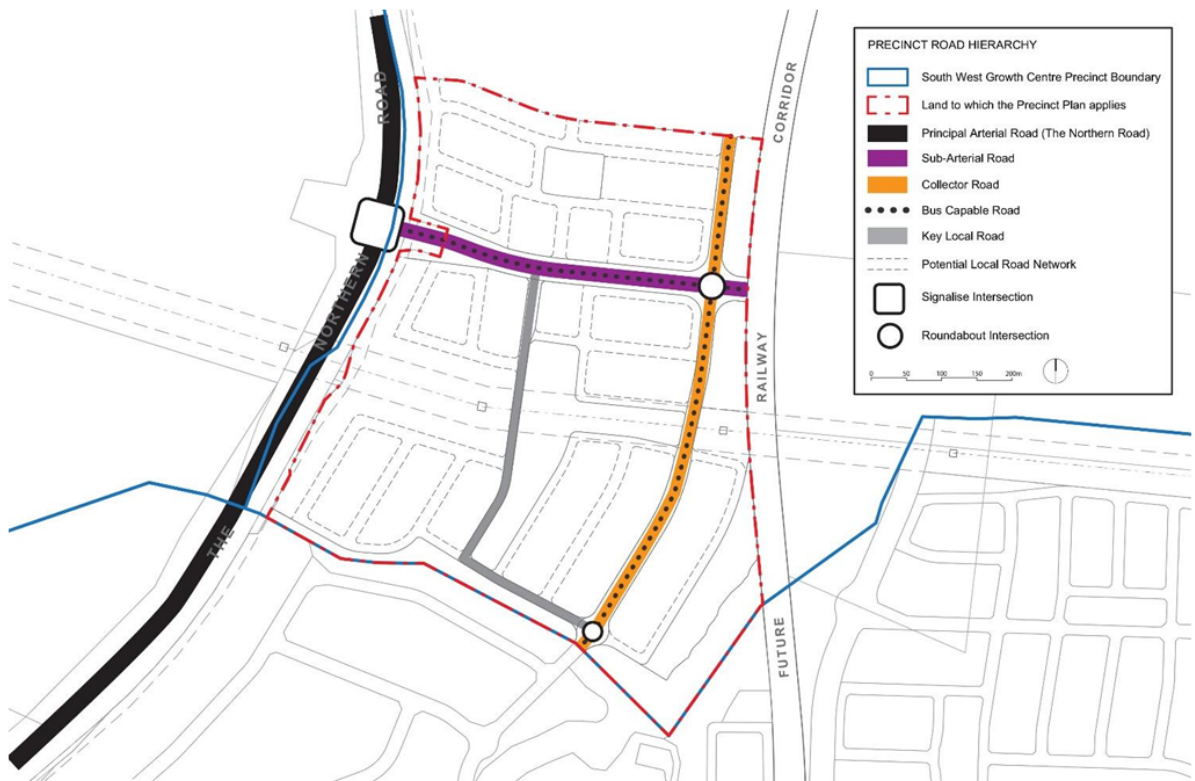
As an extension of the Oran Park project the road layout of the Draft ILP is influenced by the existing street network and hierarchy of the Oran Park ILP, along with the ongoing upgrades to The Northern Road and the now constructed signalised intersection. The site includes a strategically important sub-arterial road (Marylands Link Road No. 1), which ultimately provides access through the site, crossing the North-South Rail corridor and linking with Oran Park Drive providing alternative transport routes to and from Oran Park Town Centre. The Draft ILP also shows the extension of the South Circuit collector road from within the Oran Park Precinct which will continue in a north-south alignment for the length of Tranche 41 and beyond as part of the design for the wider Pondicherry Precinct.

The road network, hierarchy, pedestrian, cyclist and public transport network for the Pondicherry (Part) Precinct will be implemented through the detailed provisions of the Camden Growth Centres DCP including the function and cross sections of the road network. There are no anticipated amendments required to the minimum requirements of the Movement Network provisions of the DCP. Key Local Roads and Potential Local Roads are identified on the ILP and will reflect the cross sections delivered within the Oran Park project further emphasising this area as an extension of Oran Park. The local roads will provide opportunity for on street parking and two-way travel, with pedestrian paths to all streets.

In summary the proposed transport network as demonstrated in Figure 13 will:

- Maximise accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive;
- Provide a permeable local road network based on a modified grid, with safe, convenient and legible access within and beyond the precinct;
- Provide convenient and alternate modes of travel to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.

Figure 13: Road Hierarchy



SERVICE ROADS

The proposed east-west sub-arterial road within the Draft ILP has been designed to be “access denied”, meaning no direct driveway access from a private lot to this street is envisaged. Private property access will therefore be provided from adjacent local streets, either directly or via a shared driveway servicing multiple lots. This approach reflects successful examples delivered along Peter Brock Drive, Oran Park.

PEDESTRIAN AND CYCLE NETWORK

A key feature of the Oran Park project is the extensive pedestrian and cycle network which emphasises the benefits of recreation and healthy living, while also providing active transport options connecting people to the job opportunities, services, community and recreational facilities afforded within the immediate locality.

The Draft ILP promotes walking and cycling through a coordinated and interconnected network of footpaths, sharepaths and on-road cycle ways (to the sub-arterial road). The grid based local road network of the Draft ILP ensures pedestrian permeability is maximised, with local road footpaths connecting with sharepaths provided along the major roads and linking to and within local parks and riparian corridors. Logical connections are made to Oran Park including along major roads and across Anthony Creek, joining with the sharepath network of Jack Brabham Reserve. The Draft ILP pedestrian and cycle network is demonstrated in Figure 14 below.

Figure 14: Pedestrian and Cycle Network

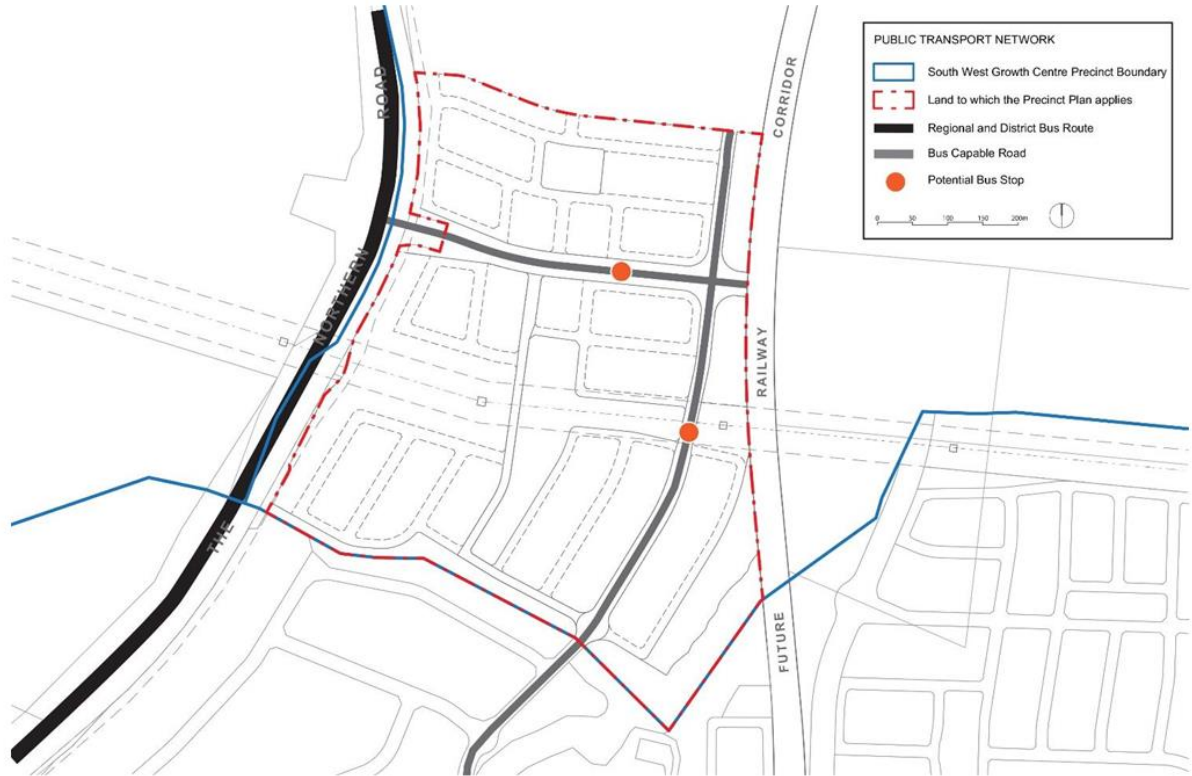


PUBLIC TRANSPORT NETWORK

Tranche 41 will be serviced by regional bus routes along The Northern Road and the expanding routes within Oran Park as it continues to grow and evolve. The east-west sub-arterial road and the north-south collector road have both been identified within the Draft ILP as being bus capable. All residential lots are located within at least 400m of a potential bus stop, including those to be provided on The Northern Road.

The Draft ILP public transport network is identified in Figure 15 below.

Figure 15: Public Transport Network



4.4.3 Open Space Network and Community Facilities

OPEN SPACE NETWORK

The open space network of the Draft ILP responds to the needs assessment and findings of the specialist consultant studies including those relating to social infrastructure provision, riparian and creek corridors, biodiversity and drainage. Further the draft ILP responds to the site characteristics including topography, significant view lines and the existing electrical easements.

A key cultural feature of the SWGA are the creek lines emphasised by local endemic species of Cumberland Plain Woodland and associated biodiversity. The Draft ILP seeks to retain and enhance 2.57ha of key creek lines and environmental conservation land within the site including their associated biodiversity and cultural values and local amenity. These spaces will also provide opportunity for active uses through the provision of off road sharepaths.

The large 330kV powerline and associated 60m wide easement forms a feature of the Part Precinct that needs special consideration. The Draft ILP seeks to integrate appropriate sections of the easement into the open space network, providing increased opportunity for community enjoyment of this land and the expansion of the off-road pedestrian and cycle path network.

Local Parks provide intimate opportunities for community building and human interaction forming key focal points within the neighbourhood structure. The Draft ILP provides local roads to the perimeter of the local parks maximising the amenity benefit, activity and surveillance of this land. The needs assessment undertaken by Elton Consulting indicates the site as being suitable for local passive open space only, with the wider Pondicherry Precinct to provide the required balance of active open space including playing fields and associated facilities. The Draft ILP includes delivery of 2.15ha of passive open space and an additional 1.59ha within the powerline easement. The spaces will be designed to incorporate a range of different uses such as a playspace, dog park, kick-around space, and half court in accordance with the needs assessment.

Figure 16: Open Space Network



Figure 2-14: Open Space Network



The southern environmental conservation land which adjoins The Northern Road to the west and the Oran Park Employment Area to the south provides a key active transport connection to the regional sharepath contained within the verge of The Northern Road. This area is proposed to be zoned *E2 Environmental Conservation*, with flexibility in the embellishment of this space provided by not including it as a formal riparian corridor. This approach conforms with the Eco Logical Australia site assessment of riparian corridors as discussed in *Section 3.9 Riparian Corridors*.

COMMUNITY FACILITIES

Analysis of the demand for community facilities undertaken by Elton Consulting indicates that the provision of such facilities within the Part Precinct is not warranted. This is due to the relatively small site area and corresponding population, with more suitable locations throughout the Oran Park and wider Pondicherry Precincts. Accordingly, the Draft ILP does not envisage the delivery of any community facilities within the site.

4.4.4 Flooding and Water Cycle Management

The water cycle management strategy adopted for the Draft ILP includes a trunk stormwater management approach, with a dry detention basin located at the low point adjacent the Anthony Creek riparian corridor and incorporates bio-retention to achieve the required water quality targets. The strategy also requires the implementation of a temporary basin outside of the Tranche 41 boundary to cater for the northern catchment of the site, with the permanent basin to be delivered as part of the wider Pondicherry Precinct.

The impact of flooding has also been assessed, with flood extents contained within the riparian corridor.

The Draft ILP responds to the inter-relationship of flood prone land, drainage and riparian corridors with those land uses identified in Figure 17 and 18 below.

Figure 17: Flood Prone Land



4.4.5 Existing Native Vegetation and Ecology

Tranche 41 comprises a predominantly open pastoral landscape with gently undulating topography and patches of native vegetation gathered along creek lines. Existing vegetation will be retained through the implementation of an environmental conservation zone and Native Vegetation Protection Map within the Growth Centres SEPP, with the boundaries determined through on-site investigations and validation. This riparian land is proposed to be dedicated to Council as part of a Voluntary Planning Agreement as discussed further in *Section 6.2 Local Infrastructure and Developer Contributions*.

The location of riparian land is reflected in the Draft ILP as detailed in Figure 18 below.

Figure 18: Water Cycle Management and Ecology



4.4.6 Bushfire Hazard Management

The Draft ILP responds to the bushfire assessment through the ability to provide a combination of measures to limit the impact of bushfire including appropriate perimeter access roads, Asset Protection Zones and provision of adequate services as part of future subdivision proposals.

Future subdivision design will be required to take into consideration design requirements detailed in the NSW RFS, *Planning for Bushfire Protection 2019*.

Figure 19: Bushfire Prone Land and Asset Protection Zones



4.4.7 Development on and Adjacent an Electricity Easement

The Draft ILP responds to the existing site features of the electrical easements in a manner which draws community benefit where it is justified. This includes through the provision of open space where benefit to the overall urban structure, open space and movement network is demonstrated and conversion to private lots where community benefit is limited.

The Draft ILP achieves this balance with the western portion of the easement not forming any clear nexus with the wider open space network and as such is provided in private ownership. The central and eastern portions of the easement however provide an improved open space and path network with increased east-west permeability and linkages to the surrounding land uses.

The proposed ILP road network adjoining the easement has been designed in consideration of the TransGrid policies and guidelines for development in proximity to their easements.

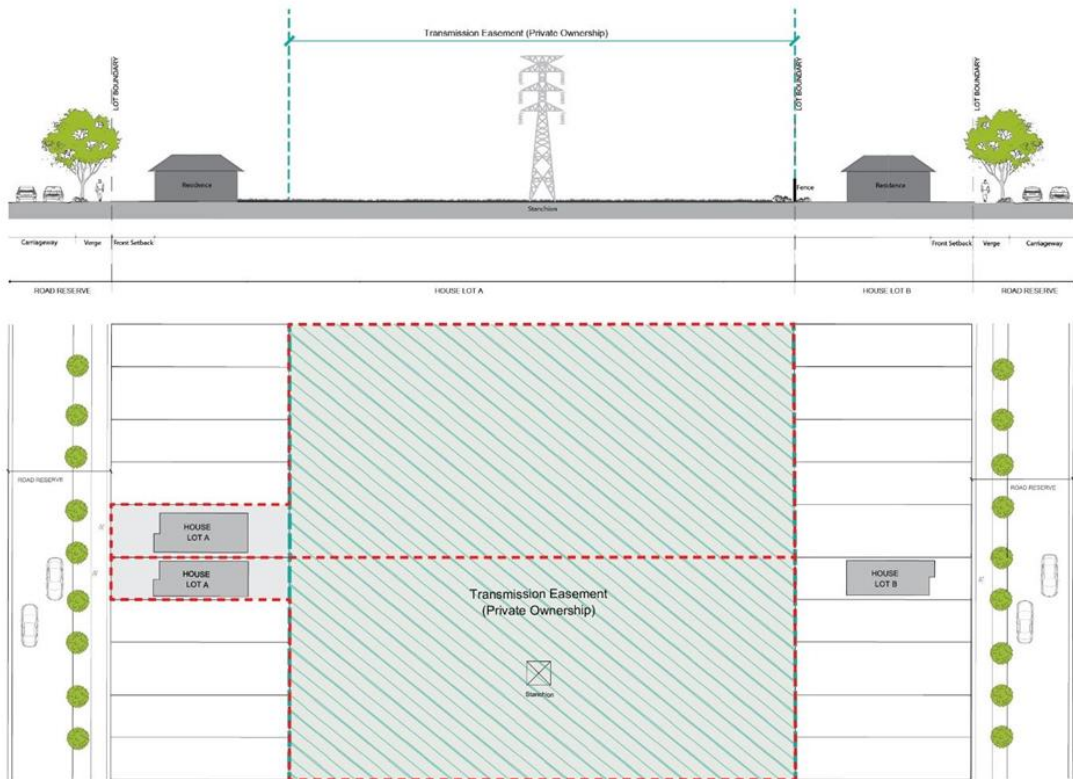
The proposed *Draft Pondicherry (Part) Precinct Schedule* of the Camden Growth Centres DCP includes controls relating to the development of land near or on electrical easements. These are based on the controls contained within the *Catherine Fields (Part) Precinct Schedule* of the Camden Growth Centres DCP. The below figures have been produced for inclusion in the *Draft Pondicherry (Part) Precinct Schedule* and demonstrate the intent detailed in the Draft ILP.



Figure 20: Transmission Easement (Public Ownership)



Figure 21: Transmission Easement (Private Ownership)



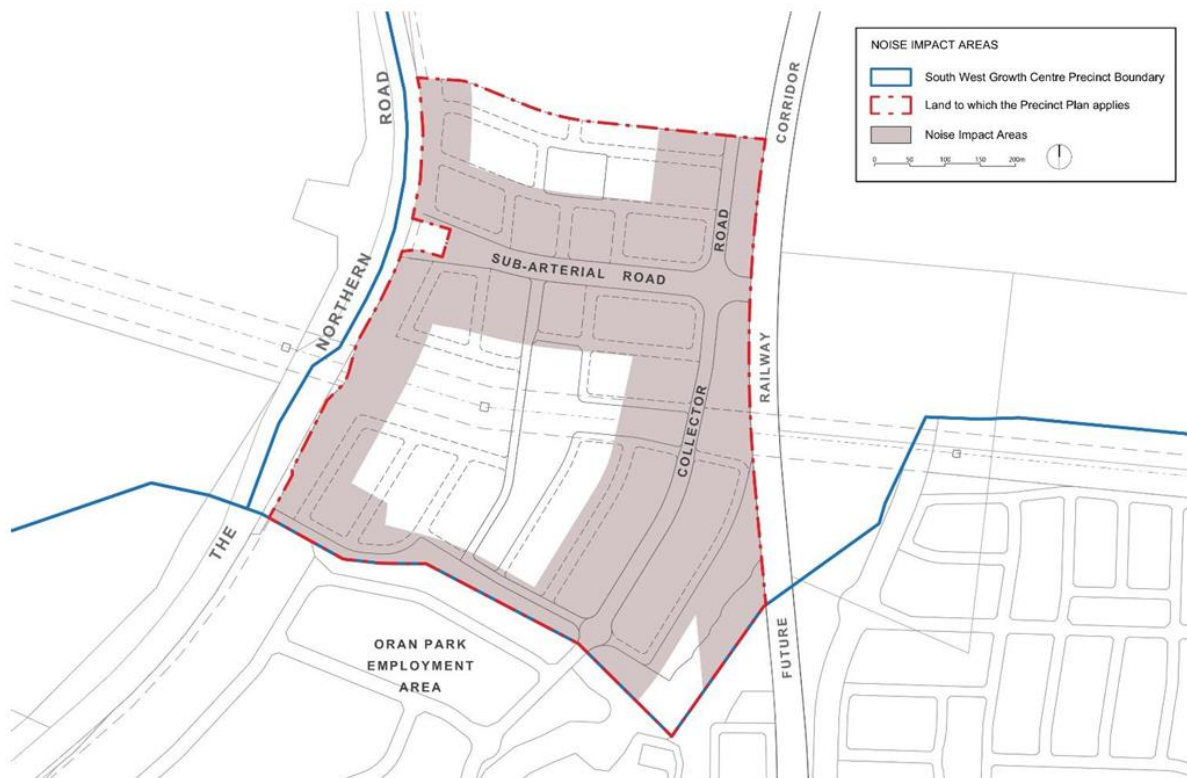
4.4.8 Residential Amenity

The proximity of the site to adjoining noise sources including The Northern Road, the proposed Sub-Arterial and Collector Roads the Oran Park Employment Land and the future North-South Rail corridor have been considered in the layout of the Draft ILP. Mitigation strategies recommended and incorporated into the ILP and future residential development include:

- use of noise barriers to portions of The Northern Road;
- use of built form as a barrier including two storey dwellings and acoustic treatments of building facades; and
- acoustically optimising the subdivision layout including the use of service roads to maximise the buffer distance to future dwellings.

The Camden Growth Centre DCP, *Section 2.3.9 Noise* includes controls relating specifically to noise mitigation including from traffic and rail sources. Assessment of future subdivisions will be required to take into consideration the controls contained within the DCP as they relate to the land identified in Figure 22 below.

Figure 22: Noise Impact Areas



5. CAMDEN GROWTH CENTRE PRECINCTS DCP

Development within the Pondicherry (Part) Precinct will be facilitated through the addition of a site-specific Schedule to the *Camden Growth Centre Precincts Development Control Plan*.

A *Draft Schedule Six – Pondicherry (Part) Precinct* is provided as Appendix D and includes the vision for the Part Precinct, the Indicative Layout Plan, relevant Figures associated with the DCP controls and site specific controls relating to *Public Transport*, the *Open Space and Recreation Network* and *Development near or on TransGrid Electricity Easements*.

There are no amendments sort to the main body of the DCP as part of this Planning Proposal or Drat DCP submission.



6. INFRASTRUCTURE DELIVERY AND DEVELOPER CONTRIBUTIONS

6.1 Regional Infrastructure

A key element of the approach to planning for new urban release areas is infrastructure delivery in line with demand. The delivery of this infrastructure would be the subject of a Voluntary Planning Agreement to ensure the required services are delivered in line with the development of the Precinct.

A Voluntary Planning Agreement will be negotiated as part of the wider Pondicherry rezoning for the appropriate infrastructure items including district level roads and trunk services requirements.

6.1.1 Services Infrastructure

The Pondicherry (Part) Precinct does not require the delivery of any trunk services infrastructure for development to proceed, which is not already planned, constructed or in delivery. This includes infrastructure upgrades along The Northern Road, including potable water, electrical, telecommunications and gas and the availability of services connections to the established Oran Park network. A potable water reservoir is also proposed within the South Creek West Precinct and is currently in the design phase and will be delivered by Sydney Water. Trunk wastewater collection is also available for the southern catchment of the site through connections to existing trunk mains in the Anthony Creek riparian corridor. The servicing infrastructure assessment conducted by Calibre also indicates the availability of options for the collection of wastewater from the northern site catchment subject to timing and delivery of the development. Further discussion of the provision of servicing infrastructure is provided in *Section 3.12 Servicing Infrastructure* and based on this assessment there are no major infrastructure needs generated by the Part Precinct which would require delivery through a Voluntary Planning Agreement.

The limited requirement for infrastructure investment within the Pondicherry (Part) Precinct is a major catalyst for the pursuit of this Planning Proposal and will ensure timely delivery of the development envisaged through the Draft ILP.

6.1.2 Education Facilities

There is no on-site provision of education facilities within the Pondicherry (Part) Precinct. The wider Pondicherry is anticipated to include a K-6 Public School along with a possible K-12 Private School co located with the District Playing fields.

Discussions are ongoing with the Department of Education as part of the rezoning of the wider Pondicherry Precinct.

6.1.3 Emergency Services

There are currently no emergency services proposed for the Pondicherry (Part) Precinct site area, with more suitable locations considered within the wider SWGA.

6.1.4 Child Care Centres

Although the demographic analysis has not identified the need for a Child Care Centre in Tranche 41, there is potential for a Child Care Centre in the south eastern portion of the site with access to the collector road. This will be further explored prior to finalising the Growth Centres DCP Schedule for the site.

6.2 Local Infrastructure and Developer Contributions

The Draft ILP presented with this Planning Proposal includes the provision of various local infrastructure items which would require developer contributions through the course of development. GDC as the proponent of this Planning Proposal will seek to enter a Voluntary Planning Agreement (VPA) for the delivery of those infrastructure items. Negotiations of the VPA are anticipated to continue through the process of rezoning, with a letter of offer presented to Council in due course following Council's initial review and acceptance of the Draft ILP. The items to be included in the VPA offer include:

- The dedication of land and cost of works for delivery of the proposed sub-arterial road;
- The dedication of land and cost of works for delivery of the local passive open spaces;
- The dedication of land and cost of work for delivery of the local passive open space impacted by a transmission easement;
- The dedication of land and cost of works for delivery of the permeant water cycle management drainage basin;
- The dedication of land and cost of works for delivery of riparian corridors;
- Delivery of sharepaths located within the riparian corridors;
- Delivery of bus shelters; and
- Contributions towards community facilities and active open space located outside the Part Precinct boundaries in the larger Pondicherry Precinct. When Pondicherry is rezoned for urban development, any monetary contributions from Tranche 41 will be offset against facilities and open space provided in Pondicherry.

The opportunity for provision of local community facilities within the site is limited, including the delivery of active open space in the form of playing fields. This is due to the population forecast being relatively small and therefore the Precinct not generating sufficient demand for community facilities and playing fields in its own right. The future community will therefore rely on the existing and planned facilities to be delivered as part of the Oran Park project and those to be determined and delivered as part of the remaining Pondicherry Precinct. Contributions towards those community facilities outside the Part Precinct site is also to form part of a VPA offer to Council.



7. THE PLANNING PROPOSAL

7.1 Part 1 – Objectives and Intended Outcomes

The primary objective of this planning proposal is to amend the *Camden Local Environmental Plan 2010* (CLEP) and *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to enable urban development as envisaged as part of the South West Growth Centre and promoted in the *Region Plan* and the *Western City District Plan*.

The Tranche 41 site comprises a portion of land contained within the Pondicherry Precinct, which is currently subject of a rezoning through the State Government's PAP process. Tranche 41 has been excised from that process to reduce the size and complexity of the rezoning and allow the landowner to respond to the known market demands for new housing.

Tranche 41 forms a logical extension of the existing Oran Park project and comprises 41.28ha of future urban land. An indicative layout plan has been prepared to support the rezoning, informed by the specialist consultant studies produced and discussed in this report. The site will comprise approximately 470 dwellings and a population of 1,500 people within a generally low-density residential development.

7.2 Part 2 – Explanation of Provisions

The above objectives and outcomes will be facilitated through amendments to the Camden LEP and Growth Centres SEPP and associated land use mapping provisions. Details are provided below of the Growth Centre SEPP Mapping amendments required. Corresponding amendments will also be required to the CLEP 2010 Maps extending the area identified as the Growth Centre on those maps. As these CLEP 2010 mapping amendments are purely a consequence of the Growth Centre expansion they are not discussed further in this report.

GROWTH CENTRES SEPP

The following maps form the Growth Centres SEPP, with any required amendment discussed as part of this section of the Planning Proposal:

- Development Control Map: Sheet DVC_003
- Floor Space Ration Map: Sheet FSR_003
- Heritage Map: Sheet HER_003
- Height of Buildings Map: Sheet HOB_003
- Land Application Map: Sheet LAP_003
- Land Reservation Acquisition Map: Sheet LRA_003
- Lot Size Map: Sheet: LSZ_003
- Special Areas Map: SAM_003
- Land Zoning Map: LZN_003
- Native Vegetation Protection Map: NVP_003
- Precinct Boundary Map: PCB_003
- Residential Density Map: RDN_003
- Riparian Protection Area Map: RPN_003

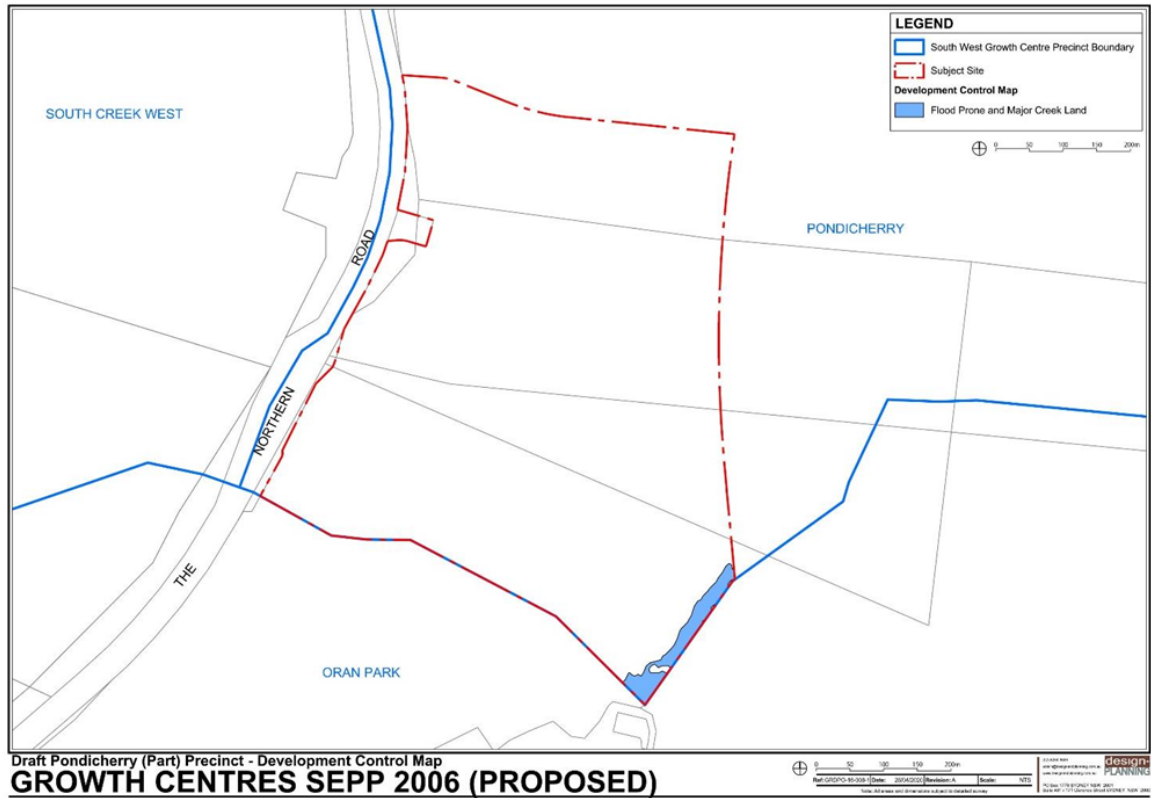
Proposed amendments to SEPP maps are shown in the following pages. For context, controls on land in the adjoining Oran Park Precinct are shown on the maps where relevant and current as of the date of this submission. This is noted due to various Planning Proposals being considered in the area, including for example the proposal to extend the Oran Park Employment Area currently under consideration (pre-Gateway).

7.2.1 Amendment to the Development Control Map

The Development Control Map Sheet DVC_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Development Control Map identifies land subject to flooding with the relevant development controls found in *Part 5 Development controls – flood prone and major creeks land* which are unaltered by this Planning Proposal.

Figure 23 below (and Appendix C) shows the proposed Development Control Map.

Figure 23: Proposed Development Control Map

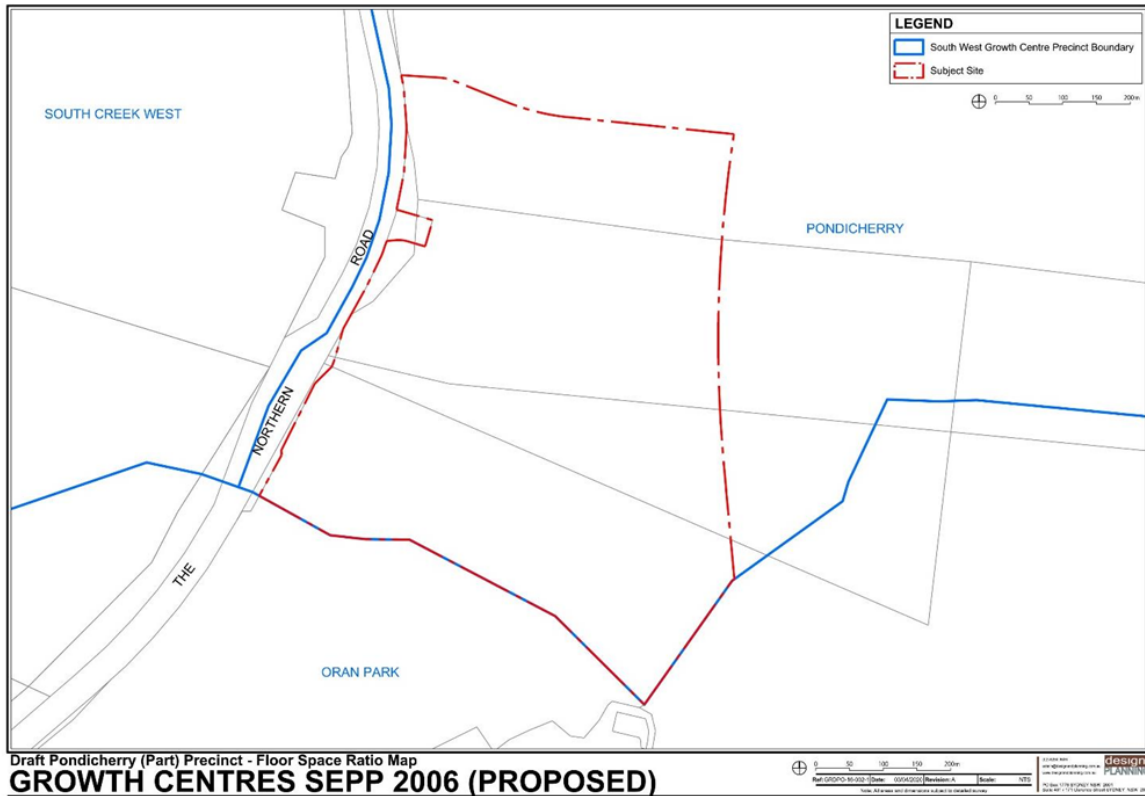


7.2.2 Amendment to the Floor Space Ratio Map

The Floor Space Ratio Map Sheet FSR_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped floor space ratio as the proposal includes residential development only, with appropriate controls provided in the DCP to ensure the appropriate massing of residential development is achieved. This approach mirrors that taken for the Oran Park and Catherine Fields Precincts.

Figure 24 below (and Appendix C) shows the proposed Floor Space Ratio Map.

Figure 24: Proposed Floor Space Ratio Map

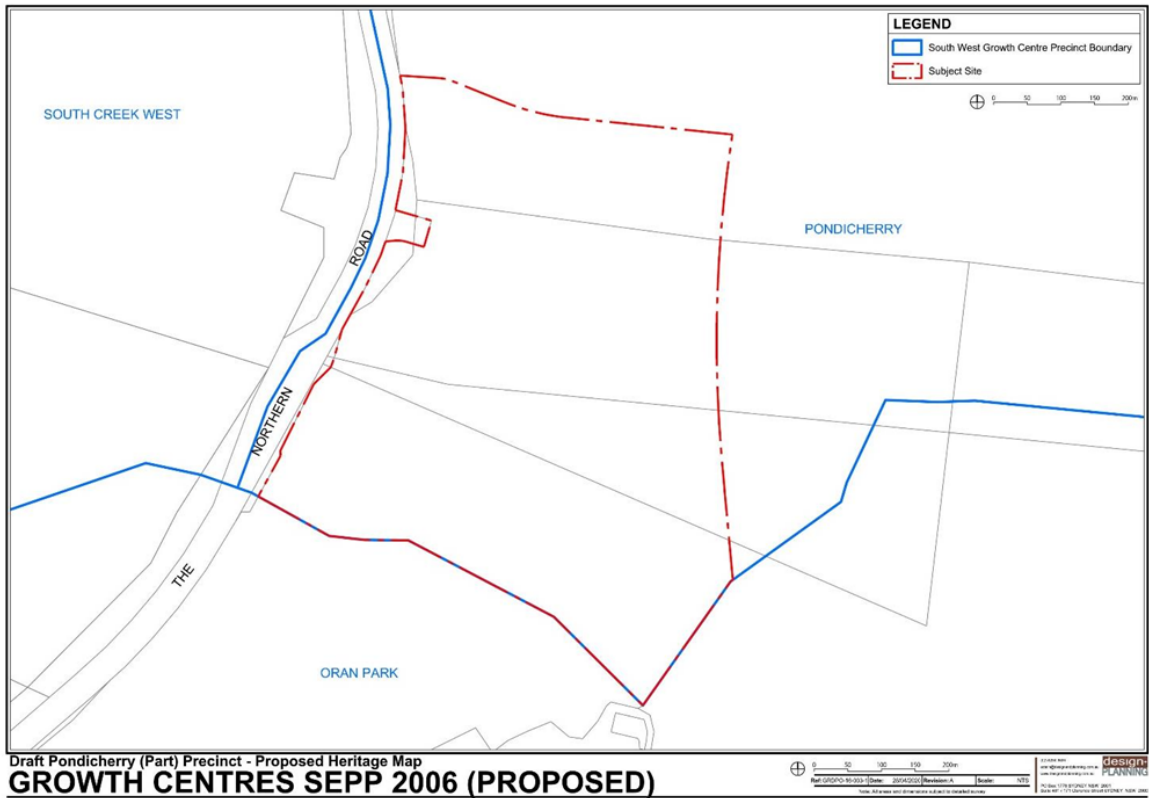


7.2.3 Amendment to the Heritage Map

The Heritage Map Sheet HER_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of Heritage significance within the Tranche 41 site area consistent with the finding of the specialist consultant investigations conducted as part of this Planning Proposal submission.

Figure 25 below (and Appendix C) shows the proposed Heritage Map.

Figure 25: Proposed Heritage Map



7.2.4 Amendment to the Height of Buildings Map

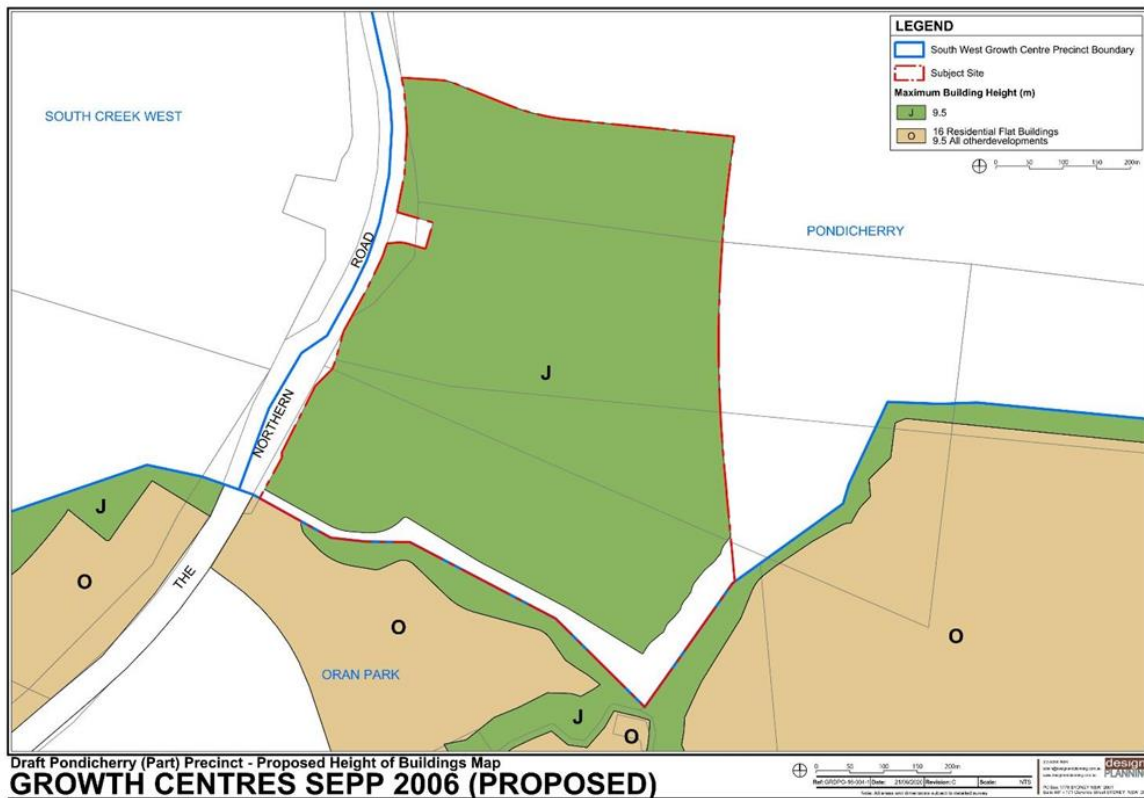
The Height of Buildings Map Sheet HOB_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

The proposed maximum building height of 9.5m mirrors that permitted within the Oran Park Precinct for low density residential development. While Oran Park also allows a 16m height limit for Residential Flat Buildings, this is not considered warranted in the context of the outcomes envisaged for the Tranche 41 site as promoted through the ILP.

The Growth Centre SEPP development standards relating to height of buildings are found in *Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.3* and are unaltered by this Planning Proposal.

Figure 26 below (and Appendix C) shows the proposed Height of Buildings Map.

Figure 26: Proposed Height of Buildings Map

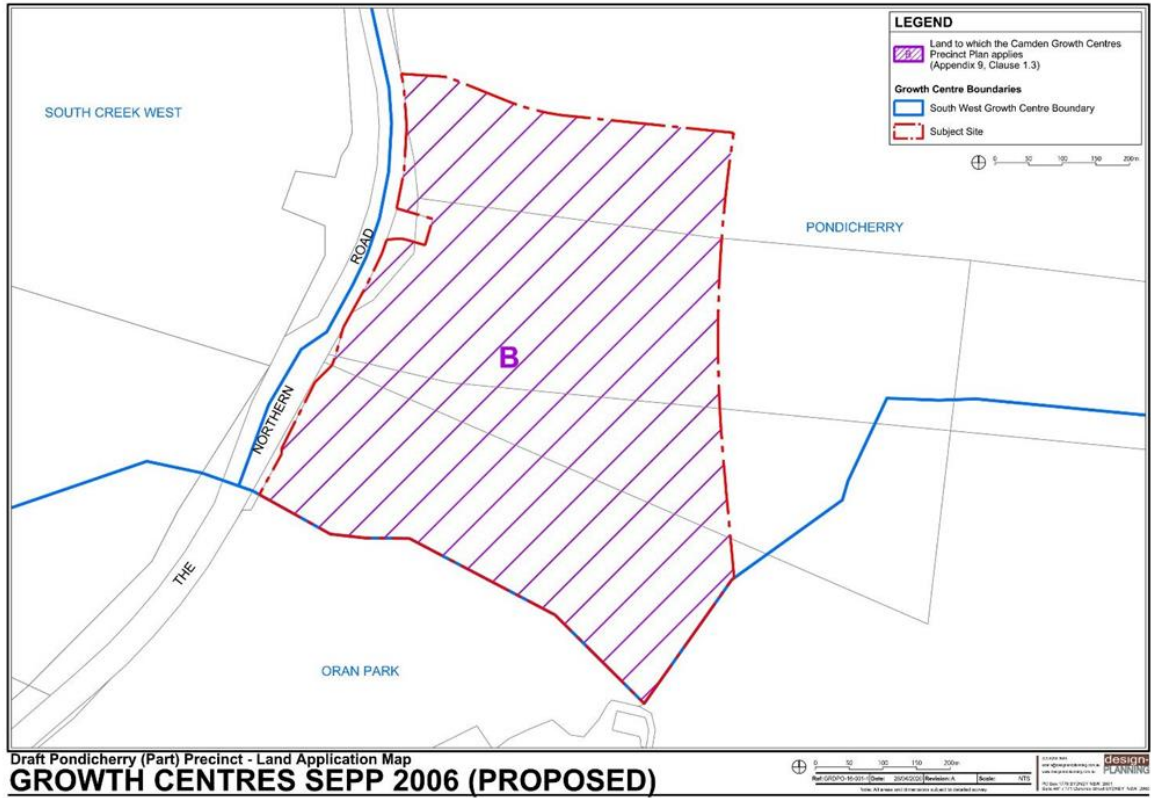


7.2.5 Amendment to the Land Application Map

The Land Application Map Sheet LAP_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Map identifies Tranche 41 as being Land to which the Camden Growth Centres Precinct Plan Applies (Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Clause 1.3).

Figure 27 below (and Appendix C) shows the proposed Land Application Map.

Figure 27: Proposed Land Application Map



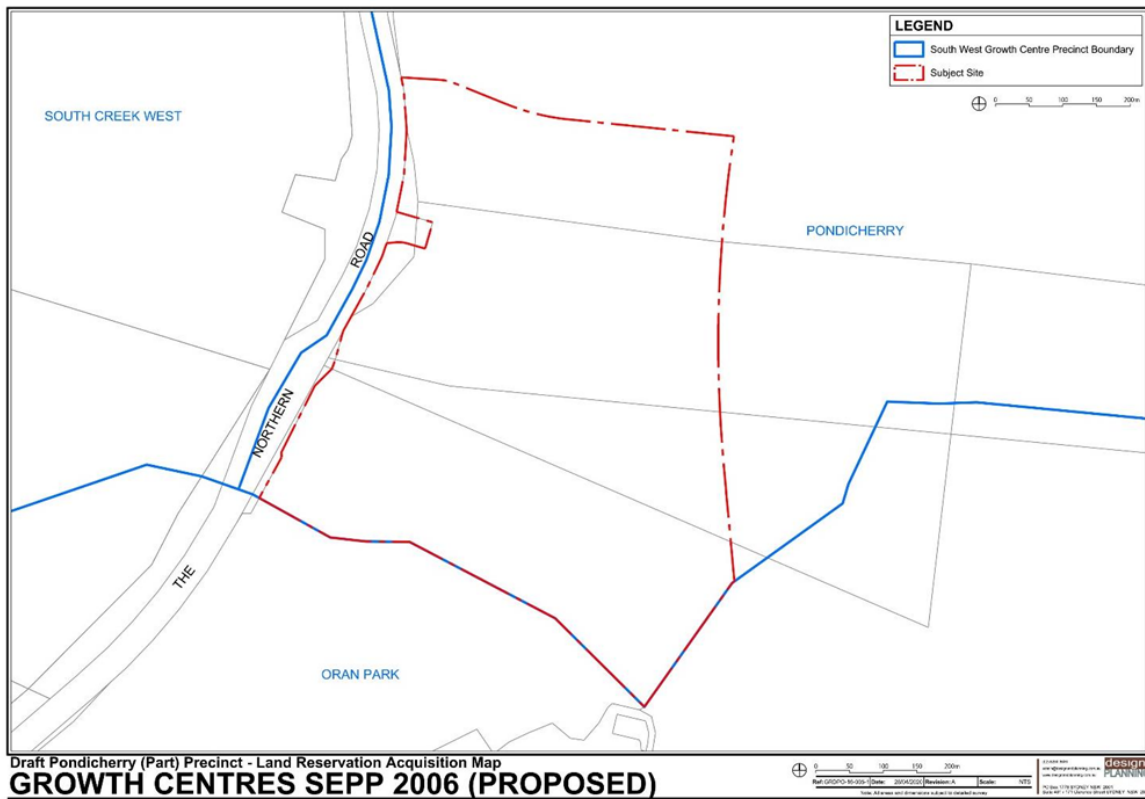
7.2.6 Amendment to the Land Reservation Acquisition Map

The Land Reservation Acquisition Map Sheet LRS_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any areas of land for acquisition within the Tranche 41 site area due to the sites proposed zoning regime including *R2 Low Density Residential* and *E2 Environmental Conservation* only. These zones include all proposed land uses, including residential, open space, drainage and riparian with no additional specific zones employed. This zoning regime ensures flexibility in the delivery of residential development, and acknowledges the sufficient controls provided through the Growth Centres SEPP, the DCP and ILP to ensure the outcomes envisaged through this rezoning are achieved.

Further supporting this zoning and the absence of any land identified for acquisition through the Land Reservation Acquisition Map includes the land being retained under single ownership and that the landowner through this Planning Proposal is seeking to enter a Voluntary Planning Agreement with Council for the dedication of public land. In combination these factors ensure the outcomes envisaged through the rezoning will be achieved through the development process, including the inherent requirement for Council and NSW DPIE approvals if modifications are pursued in the future.

Figure 28 below (and Appendix C) shows the proposed Land Reservation Acquisition Map.

Figure 28: Proposed Land Reservation Acquisition Map

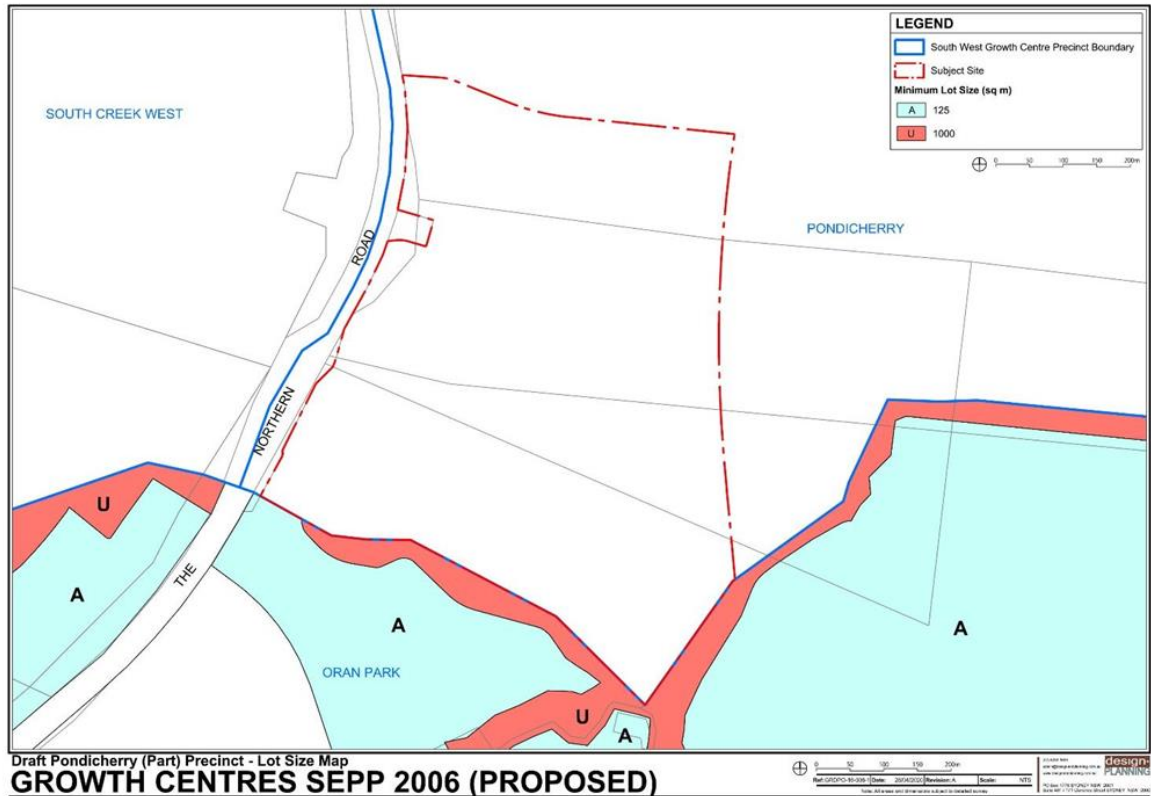


7.2.7 Amendment to the Lot Size Map

The Lot Size Map Sheet LSZ_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The proposal does not include the provision of a mapped minimum lot size category, which is consistent with the approach taken for the Catherine Fields (Part) Precinct. The Growth Centre SEPP development standards relating to lot size are found in Appendix 9 Camden Growth Centres Precinct Plan, Part 4, Clause 4.1 and are unaltered by this Planning Proposal.

Figure 29 below (and Appendix C) shows the proposed Lot Size Map.

Figure 29: Proposed Lot Size Map

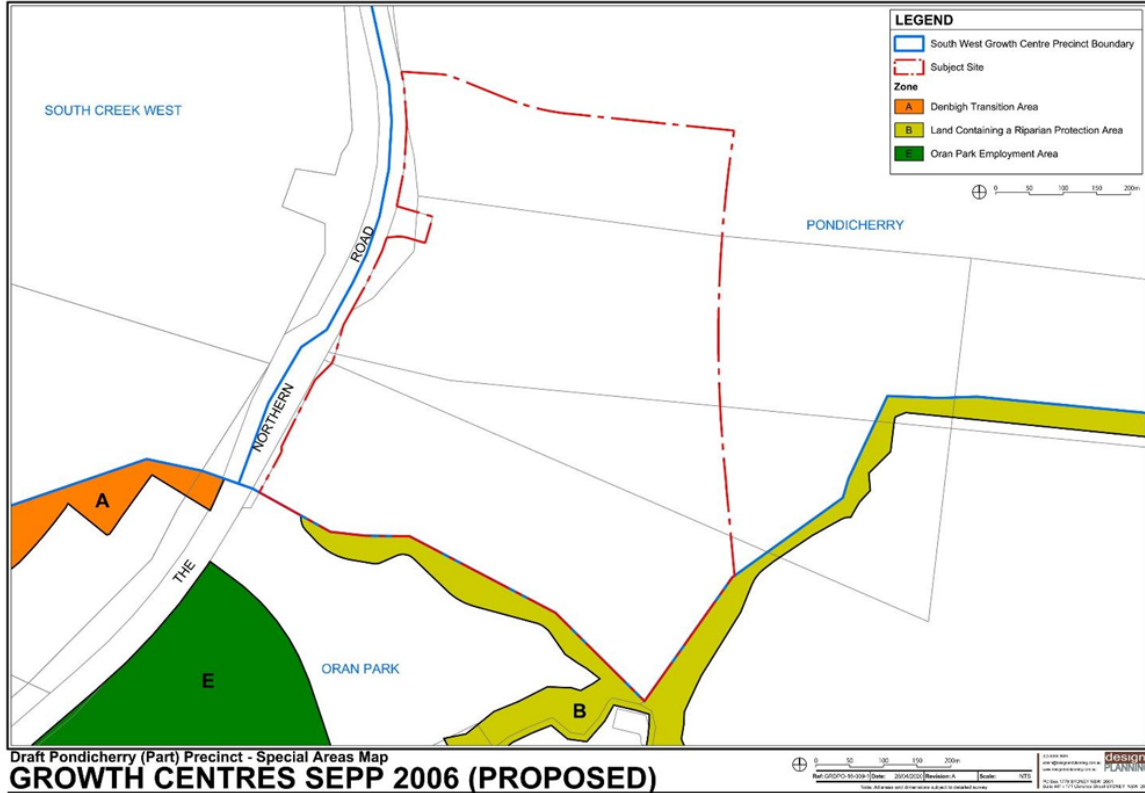


7.2.8 Amendment to the Special Areas Map

The Special Areas Map Sheet SAM_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map does not identify any Special Areas of land within the Tranche 41 site area.

Figure 30 below (and Appendix C) shows the proposed Special Areas Map.

Figure 30: Proposed Special Areas Map



7.2.9 Amendment to the Land Zoning Map

The Land Zoning Map Sheet LZN_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Part 2 Land Use Table is unaltered by this Planning Proposal. The proposed land use zones include:

- R2 Low Density Residential; and
- E2 Environmental Conservation.

The proposal includes the provision of R2 Low Density Residential to facilitate the residential land use outcomes promoted by the ILP and follows the zoning regimes of other Growth Centre Precincts, namely the Catherine Fields (Part) Precinct. The R2 zone provides flexibility in the delivery of residential development, with sufficient controls provided through the DCP and ILP to ensure the outcomes envisaged through this rezoning are achieved. The types of residential uses acceptable within the R2 Low Density Residential zone include:

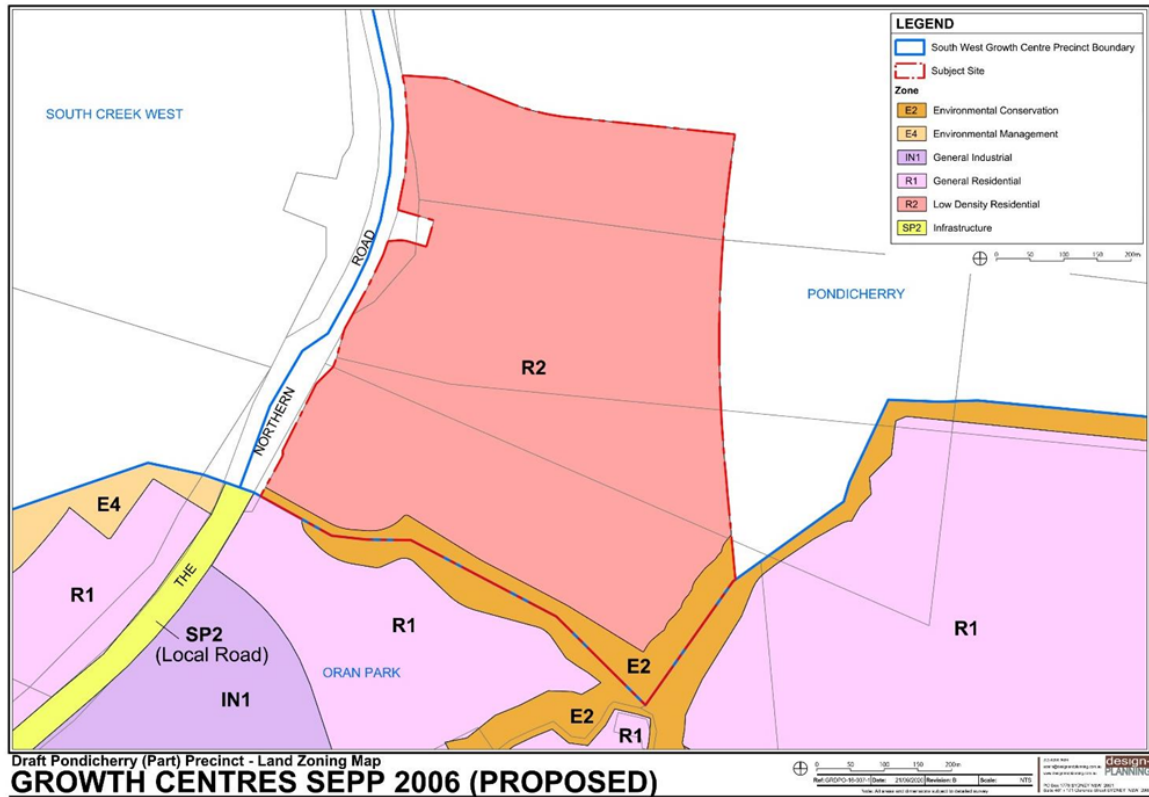
Boarding houses; Dual occupancies; Dwelling houses; Group homes; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; and Studio dwellings.

Attached dwellings, manor homes and multi dwelling housing are also permitted in land zoned R2 Low Density Residential in accordance with the locational criteria outlined in clause 6.7 of the Camden Growth Centres Precinct Plan of the Growth Centres SEPP.

The E2 Environmental Conservation zone follows the Native Vegetation Retention Area and ensures these culturally and ecologically significant corridors are maintained into the future.

Figure 31 below (and Appendix C) shows the proposed Land Zoning Map.

Figure 31: Proposed Land Zoning Map



7.2.10 Amendment to the Native Vegetation Protection Map

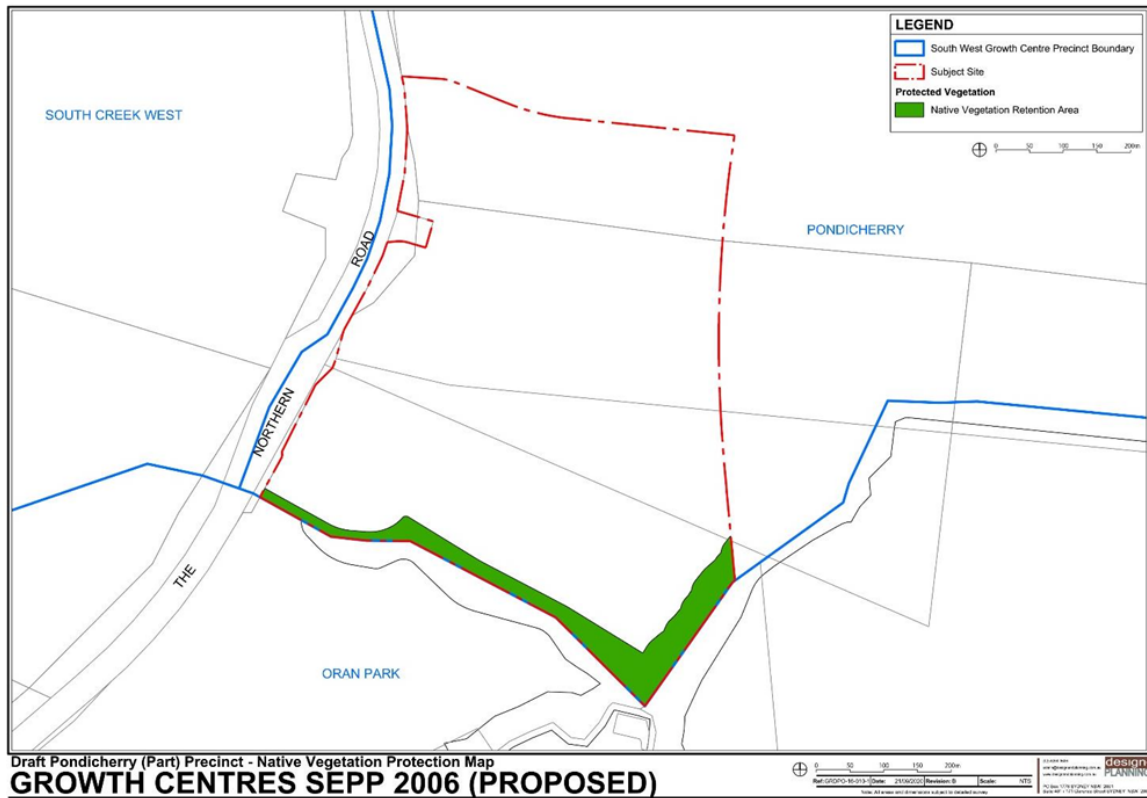
The Native Vegetation Protection Sheet Map NVP_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the Existing Native Vegetation Area and Native Vegetation Retention Area for the Precinct, with those areas confined to the land zoned E2 Environmental Conservation.

The mapping of Native Vegetation is consistent with the Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Part 6, Clause 6.2 and 6.3 which seek to prevent the clearing of certain native vegetation and manage existing native vegetation in accordance with the relevant biodiversity measures of the BC Act 2016.

As detailed by ELA in their biodiversity assessment and discuss in Section 3.8 Biodiversity the entire Tranche 41 site area is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of ENV reflecting the mapping undertaken in association with the Growth Centres Conservation Plan

Figure 32 below (and Appendix C) shows the proposed Native Vegetation Projection Map.

Figure 32: Proposed Native Vegetation Protection Map

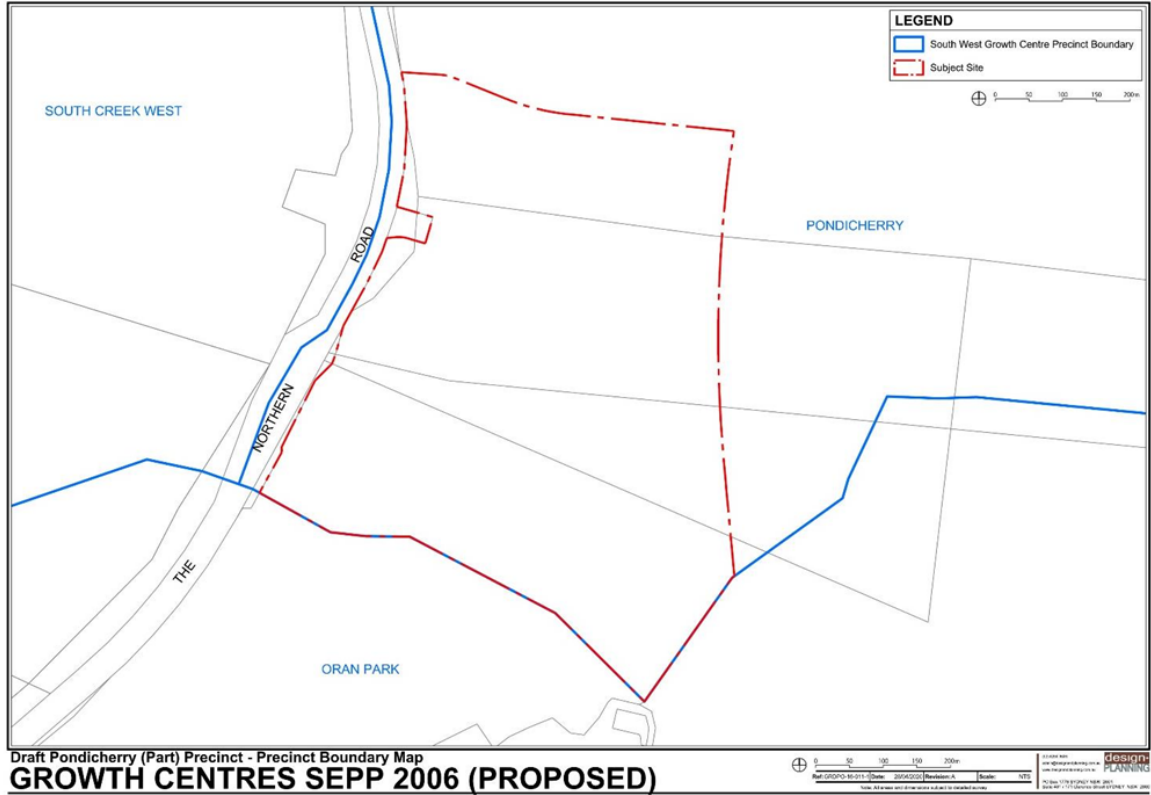


7.2.11 Amendment to the Precinct Boundary Map

The Precinct Boundary Map Sheet PCB_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West. The map identifies the boundary for the Oran Park Precinct, the Pondicherry Precinct and the South Creek West Precinct.

Figure 33 below (and Appendix C) shows the proposed Precinct Boundary Map.

Figure 33: Proposed Special Areas Map



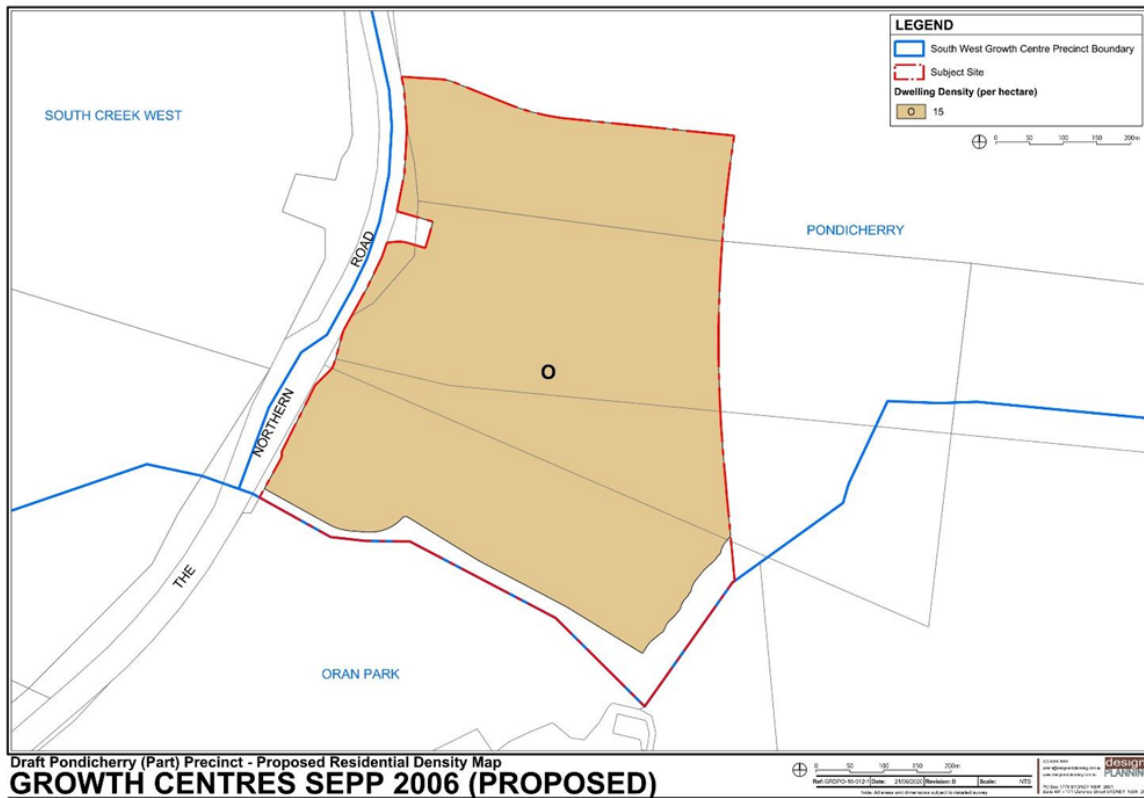
7.2.12 Amendment to the Residential Density Map

The Residential Density Map Sheet RDN_003 is proposed to be amended to include Tranche 41 into the Growth Centres SEPP including the Precinct boundaries of Pondicherry and South Creek West.

The proposed residential density of 15 dw/ha is consistent with the Growth Centres SEPP, Appendix 9 Camden Growth Centres Precinct Plan, Clause 4.1B, which establishes minimum residential densities for the Precinct. This density follows the density regimes of other Growth Centre Precincts, namely the Catherine Fields (Part) Precinct, with the SEPP development standards unaltered by this Planning Proposal.

Figure 34 below (and Appendix C) shows the proposed Residential Density Map.

Figure 34: Proposed Residential Density Map



7.2.13 Amendment to the Riparian Protection Area Map

In accordance with the Growth Centres SEPP, Part 6, Clause 21(4) the Riparian Protection Area Map does not apply to 'land to which the Camden Growth Centres Precinct Plan 2013 (as referred to in Appendix 9) applies'. Accordingly, this Planning Proposal does not propose any amendments to this Map.



7.3 Part 3 – Justification

7.3.1 Section A – Need for the Planning Proposal

Q1. IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?

Pondicherry is located within the SWGA and forms part of the *Western City District Plan* as defined within the *Sydney Region Plan*. The Sydney Region Plan sets the 40-year vision for the growth of Sydney, with the District Plans providing a 20-year plan for the delivery of that vision.

The rezoning of the site for residential development, including local open space and retention of culturally and ecologically significant riparian corridors conforms with the objectives and directions of the strategic plans for Sydney.

Q2. IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The planning proposal is the best means of achieving the objectives of the proposed rezoning, being the delivery of land supply within the SWGA within a timely and efficient manner. The wider Pondicherry Precinct is currently undergoing a rezoning through the State Government’s PAP process however has been stalled due to a number of complex environmental and land use issues.

The rezoning of Tranche 41 forms a logical extension of the existing Oran Park project with relatively few environmental constraints. As documented in this Planning Proposal report the proposed rezoning will balance those constraints and the delivery of the wider land supply imperatives of the Growth Area.

7.3.2 Section B – Relationship to Strategic Planning Framework

Q3. IS THE PLANNING PROPOSAL CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL, SUB-REGIONAL OR DISTRICT PLAN OR STRATEGY (INCLUDING ANY EXHIBITED DRAFT PLANS OR STRATEGIES)?

A detailed response to the priorities of the *Region Plan* and *Western City District Plan* is provided in the tables below.

Table 7: Greater Sydney Region Plan

Greater Sydney Region Plan Priority	Compliance Statement
Infrastructure and Collaboration	
<p>Objective 1: Infrastructure supports the three cities</p> <p>Applicable Actions and Strategies:</p> <ul style="list-style-type: none"> • Prioritise infrastructure investment to support the vision of <i>A Metropolis of Three Cities</i>. • Sequence growth across the three cities to promote north-south and east-west connections. 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and watermains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities.</p> <p>Nothing within the Planning Proposal precludes the achievement of Objective 1 and the relevant actions and strategies.</p>



Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact

Applicable Actions and Strategies:

- Align forecast growth with infrastructure.
- Sequence infrastructure provision across Greater Sydney using a place-based approach.

The site is located adjoining the established area of Oran Park and is well serviced by existing infrastructure. Additional infrastructure investment required prior to residential construction will be limited with spare capacity present within the existing infrastructure.

This spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.

Nothing within the Planning Proposal precludes the achievement of Objective 2 and the relevant actions and strategies.

Objective 3: Infrastructure adapts to meet future needs

Applicable Actions and Strategies:

- Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.

The Planning Proposal includes the provision of low density residential development as an extension to the established community of Oran Park Town.

The Oran Park Town development has been delivered as an adaptable centre which embraces the use of technology through work hubs and shared workspaces that encourage knowledge sharing and the effective use of technology.

Nothing within the Planning Proposal precludes the achievement of Objective 3 and the relevant actions and strategies.

Objective 4: Infrastructure use is optimised

Applicable Actions and Strategies:

- Maximisation of the utility of existing infrastructure assets and consideration to the strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptable and flexible regulations to allow decentralised utilities.

The Planning Proposal will require minimal investment in trunk or supporting infrastructure due to the ongoing upgrades and established networks along The Northern Road and Oran Park Town.

The spare capacity in existing infrastructure provides strong justification for the proposed housing growth and will provide earlier investment return to government.

Nothing within the Planning Proposal precludes the achievement of Objective 4 and the relevant actions and strategies.

Objective 5: Benefits of growth realised by collaboration of governments, community and business

The Planning Proposal will provide much needed residential housing within the SWGA to meet current and future demand. The delivery of this housing will provide further justification for the committed infrastructure through the 'Western Sydney City Deals'. The proposal will also be delivered through collaboration between State and Local Government.

Nothing within the Planning Proposal precludes the achievement of Objective 5 and the relevant actions and strategies.

Liveability**Objective 6: Services and infrastructure meet communities changing needs**

Applicable Actions and Strategies:

- Deliver social infrastructure to reflect the needs of the community now and in the future.
- Optimise the use of available public land for social infrastructure.

This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 *Social Infrastructure*.

The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other high order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.

Nothing within the Planning Proposal precludes the achievement of Objective 6 and the relevant actions and strategies.

Objective 7: Communities are healthy, resilient and socially connected.

Applicable Actions and Strategies:

- Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:
 - providing walkable places with active street life and a human scale.

The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

- prioritising opportunities for people to walk, cycle and use public transport.
- co-locating schools, social, health, sporting, cultural and shared facilities.
- promoting local access to healthy fresh food and supporting local fresh food production.

Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre, open space and other community facilities to foster community interaction.

The Pondicherry (Part) Precinct will integrate seamlessly with the wider Oran Park Precinct and will directly benefit from these design led outcomes. Specifically, the Draft ILP promotes strong pedestrian and cycle connections to all surrounding land uses ensuring the Part Precinct forms an integrated community within the wider surrounding Precincts.

This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.

Objective 8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods

- Incorporate cultural and linguistic diversity in strategic planning and engagement.
- Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.

This Planning Proposal does not compromise the creation of diverse and culturally rich neighbourhoods, with access to a range of open space and sporting facilities.

Sporting participation is recognised as an important social and recreational pursuit that builds resilience and social connections in diverse communities. Sporting facilities supporting the future community of the Part Precinct will be provided within Oran Park and the wider Pondicherry Precinct.

Objective 10: Greater housing supply

Applicable Actions and Strategies:

- Prepare housing strategies
- Develop 6-10-year housing targets

This Planning Proposal supports the Region Plan Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the Region Plan and Western City District Plan.

Objective 11: Housing is more diverse and affordable

Applicable Actions and Strategies:

- Prepare Affordable Rental Housing Target Schemes.
- State Agencies, are required to address housing diversity when disposing of land.

This Planning Proposal seeks to increase the supply residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low-density residential housing.

Pondicherry is located in an area which supports low and medium density residential housing, with the majority of higher densities expected closer to the Oran Park and surrounding centres.

The actions under this objective are primarily the responsibility of Government and nothing within the Planning Proposal negates the importance of these higher-level priorities.

Objective 12: Great Places that bring people together

Applicable Actions and Strategies:

- Deliver great places by prioritising people friendly public realms, balancing the function of streets, providing fine grain urban form and walkability, encourage contemporary heritage where possible and used a place based approach.
- In Collaboration Areas, Planned Precincts and Planning for Centres investigate the need for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking. Ensure parking availability takes into account the level of public transport and consider the capacity for places to change and evolve to accommodate different activities over time.

The Oran Park Town project is committed to the delivery of an extensive high-quality pedestrian network, utilising roadways, green corridors and other linear spaces. The Draft ILP provides an extensive pedestrian and cycle network connecting the Part Precinct with Oran Park, The Northern Road and the wider surrounding Precincts.

This Planning Proposal will not preclude the continual delivery of a high quality, connected community with access to a range of retail, commercial and leisure activities within Oran Park and delivery of a diverse range of housing types at a range of price points.

Objective 13: Environmental heritage is conserved and enhanced

Applicable Actions and Strategies:

- Conserve and enhance environmental heritage by engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values.
- Conserve and interpret Aboriginal, European and natural heritage to foster distinctive local spaces.

There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.

In consideration of the above there has been no additional European Heritage investigations undertaken as part of this rezoning proposal.



Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale, who are also producing the assessment for the wider Pondicherry Precinct. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.

Based on the findings however an AHIP will be required prior to the commencement of works affecting the two archaeological sites located on site. One of the sites (OPR-9) will also require archaeological mitigation in the form of salvage excavation prior to any impacts. The assessment also acknowledges that consultation with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation.

Further, the proposal seeks to retain and enhance the environmentally sensitive and culturally significant creek corridors located within the site. These corridors will be identified and protected through the *E2 Environmental Conservation* zone and include areas identified as *Native Vegetation Retention*. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Growth Centre SEPP and Camden Growth Centres Precinct Plan.

The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 *Biodiversity* for additional details.

Productivity

Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

Applicable Actions and Strategies:

- Integrate land use and transport plans to deliver the 30-minute city.
- Investigate, plan and protect future transport and infrastructure corridors.
- Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.

The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pondicherry (Part) Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City.

The proposed transport network will achieve this by:

- Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1).
- Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive.
- Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.

Objective 17: Regional transport is integrated with land use

- Investigate and plan for the land use implications of potential long-term regional transport connections.

Nothing within the Planning Proposal precludes the achievement of Objective 17 and the relevant actions and strategies. The proposal adjoins the upgraded The Northern Road and the future North-South Rail Corridor, supporting the investment in these transport infrastructure items.

Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City

- Prioritise:
 - public transport investments to improve north-south and east-west connections
 - infrastructure investments, particularly those focused on access to the transport network
- Develop and implement land use and infrastructure plans for the Western Sydney Airport, the metropolitan cluster, the Western Sydney Employment Area and strategic centres in the Western Parkland City

Nothing within the Planning Proposal precludes the achievement of Objective 20 and the relevant actions and strategies.

Delivery of new housing within the Part Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.

<p>Objective 22: Investment and business activity in centres</p> <ul style="list-style-type: none"> • Provide access to jobs, goods and services in centres • Create new centres in accordance with the principles for Greater Sydney's centres. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 22 and the relevant actions and strategies.</p> <p>The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.</p>
<p>Sustainability</p>	
<p>Objective 26: A cool and green parkland city in the South Creek corridor</p> <ul style="list-style-type: none"> • Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City. 	<p>Nothing within the Planning Proposal precludes the achievement of Objective 26 and the relevant actions and strategies.</p> <p>South Creek forms a small part of the wider Pondicherry Precinct, with the pedestrian and cycle network of the Part Precinct ultimately connecting with South Creek through the Green Grid of the local riparian corridors.</p>
<p>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p>	<p>The majority of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the E2 Environmental Conservation zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors.</p>
<p>Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</p>	<p>The Green Grid is enhanced through the Planning Proposal, including the retention and widening of Riparian Corridors identified within Oran Park. This includes the section located along the southern boundary which does not meet the definition of a 'river' and therefore is not considered waterfront land requiring retention.</p> <p>The Draft ILP seeks to retain these areas as riparian corridors, inclusive of pedestrian and cycle paths which will ensure the corridors are both enhanced from an environmental and biodiversity perspective and integrated with the future community through the opportunity for leisure activities and provision of active transport options.</p>

Table 8 below outlines each District Priority and how this proposal meets the respective requirements.

Table 8: Response to Western City District Plan District Priorities

Western City District Plan Priority	Compliance Statement
<p>Infrastructure and Collaboration</p>	
<p>Planning Priority W1: Planning for a city supported by infrastructure</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • (4) Infrastructure use is optimised. 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and water mains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities.</p> <p>In summary the delivery of new housing within the Pondicherry (Part) Precinct will ensure utilisation of infrastructure investment committed and constructed by Government.</p>



Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W1.

Planning Priority W2: Working through collaboration

Applicable Actions:

- (7) Identify, prioritise and deliver Collaboration Areas.
- (8) Coordinate land use and infrastructure for the Western City District.

The objective of this planning priority is to realise the benefits of growth through collaboration of government, community and business.

The rezoning of the Pondicherry (Part) Precinct provides an opportunity for government to work with the landowner on fast tracking the delivery of new housing within the SWGA to meet current and future demand.

The delivery of this housing also provides further justification for the already delivered and committed infrastructure investment through the Western City District.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W2.

Liveability

Planning Priority W3: Providing services and social infrastructure to meet people's changing needs

Applicable Actions:

- (9) Deliver social infrastructure to reflect the needs of the community now and in the future.
- (10) Optimise the use of available public land for social infrastructure.

This Planning Proposal is supported by the technical study conducted by Elton Consulting which assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. This assessment is provided in Section 3.3 *Social Infrastructure*.

The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other high order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W3

Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities

Applicable Actions:

- (11) Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:
 - a) providing walkable places at a human scale with active street life
 - b) prioritising opportunities for people to walk, cycle and use public transport
 - c) co-locating schools, health, aged care, sporting and cultural facilities
 - d) promoting local access to healthy fresh food and supporting local fresh food production.

The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

Oran Park Town has promoted and implemented innovative school planning delivery throughout the project. The existing Oran Park K-12 Public School and Anglican College both incorporate best practice design outcomes, co-located surrounding the Town Centre to foster community interaction.

The Pondicherry (Part) Precinct will leverage the community infrastructure and services delivered through Oran Park, while providing seamless connections to ensure delivery of a highly integrated community.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W4.

Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs and services

Applicable Actions:

- (15) Prepare local or district housing strategies that address the following:
 - a) the delivery of five-year housing supply targets for each local government area
 - b) the delivery of 6–10 year (when agreed) housing supply targets for each local government area
 - c) capacity to contribute to the longer term 20-year strategic housing target for the District
 - d) the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include:
 - i. creating capacity for more housing in the right locations

This Planning Proposal supports the Western City District Plan Action for Camden Council to prepare a local housing strategy to respond to the housing targets set by the Greater Sydney Commission through the Region Plan and Western City District Plan.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W5.

- II. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
- III. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
- IV. supporting the role of centres.

Planning Priority W6: Creating and renewing great places and local centres, and respecting the District’s heritage

Applicable Actions:

- (19) Deliver great places by:
 - a) prioritising a people-friendly public realm and open spaces as a central organising design principle
 - b) recognising and balancing the dual function of streets as places for people and movement
 - c) providing fine grain urban form, high amenity and walkability
 - d) integrating social infrastructure to support social connections and provide a community hub
 - e) encouraging contemporary interpretation of heritage where possible
 - f) using a place-based and collaborative approach throughout planning, design, development and management.
- (22) Use place-based planning to support the role of centres as a focus for connected neighbourhoods

The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

The Pongicherry (Part) Precinct will leverage the community infrastructure and services delivered through Oran Park, while providing seamless connections to ensure delivery of a highly integrated community.

Nothing within the Planning Proposal precludes the continuation of a place-based approach and the broader achievement of the remaining actions of Planning Priority W6.

Productivity

Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City

Applicable Actions:

- (20) Integrate land use and transport plans to deliver the 30-minute city
- (21) Investigate, plan and protect future transport and infrastructure corridors
- (26) Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential north-south train link

The surrounding transport network, including roads, active transport options and public transport will integrate seamlessly with the network proposed as part of the Draft ILP for the Pongicherry (Part) Precinct. The integration of these networks and the access this provides to local retail, employment, community and leisure activities will assist in delivery of a 30-minute Western City.

The proposed transport network will achieve this by:

- Providing vehicular and public transport access to the Leppington future Major Centre via the east-west sub-arterial road (Marylands Link Road No.1).
- Maximising accessibility to the surrounding road network including The Northern Road, Dick Johnson Drive, Oran Park Drive and further onto Camden Valley Way and Gregory Hills Drive.
- Providing convenient and alternate modes of access to the employment opportunities of Oran Park and the future Local Centre within the South Creek West Precinct to the north.

Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis

Nothing within the Planning Proposal precludes leveraging off the opportunity the Badgerys Creek Aerotropolis will bring to employment activities.

Planning Priority W9: Growing and strengthening the metropolitan city cluster

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W9.

Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres

Applicable Actions:

- (51) Provide access to jobs, goods and services in centres
- (52) Create new centres in line with the Principles for Greater Sydney’s Centres.

The provision of new housing will only strengthen the viability, vitality and resilience of the Oran Park and surrounding centres.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W11.



- (54) Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
- (56) Review current planning controls and create capacity to achieve the job targets for the District's strategic centres.

Sustainability

Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways

- (67) Protect environmentally sensitive areas of waterways.
- (68) Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport.
- (69) Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.
- (70) Work towards reinstating more natural conditions in highly modified urban waterways.

The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centres DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W12.

Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element

The Oran Park Precinct has been designed to incorporate a green link along the South Creek Corridor with enhancements to the tributaries through the creation of environmentally protected riparian corridors. These riparian corridors are enhanced with locally endemic species with works undertaken as adjacent development occurs.

The Pondicherry (Part) Precinct continues the protection and enhancement of the riparian corridors established as part of the Oran Park Precinct, including the provision of pedestrian and cycle paths for active transport options and leisure activities which ensure these corridors are integrated into the urban context.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W13.

Planning Priority W14: Protecting and enhancing bushland and biodiversity

Applicable Actions:

- (72) Protect and enhance biodiversity by:
 - a) supporting landscape-scale biodiversity conservation and the restoration of bushland corridors
 - b) managing urban bushland and remnant vegetation as green infrastructure
 - c) managing urban development and urban bushland to reduce edge-effect impacts

The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W14.

Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections

Applicable Actions:

- (73) Expand urban tree canopy in the public realm.

Urban tree canopy will be enhanced primarily through the provision of street trees to all streets, planting of large trees within open space areas and retention of trees where possible in riparian corridors.

The Green Grid is enhanced through the Planning Proposal, including the retention and widening of Riparian Corridors identified within Oran Park. This includes the section located along the southern boundary which does not meet the definition of a 'river' and therefore is not considered waterfront land requiring retention. The Draft ILP seeks to retain these areas as a riparian corridors, inclusive of pedestrian and cycle paths which will ensure the corridors are both enhanced from an environmental and biodiversity perspective and integrated with the future community through the opportunity for leisure activities and provision of active transport options.

Nothing within the Planning Proposal precludes the achievement of the actions of Planning Priority W14.

Planning Priority W16: Protecting and enhancing scenic and cultural landscapes

Applicable Actions:

- (76) Identify and protect ridgelines, scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains.
- (77) Enhance and protect views of scenic and cultural landscapes from the public realm.

The Planning Proposal includes the restoration of culturally significant riparian corridors which will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development.

The local road network identified in the Draft ILP seeks to maximise opportunity for visual connection to the surrounding culturally significant riparian corridors.

Q4. IS THE PLANNING PROPOSAL CONSISTENT WITH A COUNCIL'S LOCAL STRATEGY OR LOCAL STRATEGIC PLAN?

A detailed response to the priorities of Camden Council's *Draft Local Strategic Planning Statement (LSPS)* is provided in the tables below.

Table 9: Response to Camden Councils Draft Local Strategic Planning Statement

Camden LSPS	Compliance Statement
Infrastructure and Collaboration	
<p>Local Priority I1: Aligning Infrastructure Delivery with Growth</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council to finalise the review of s7.11 development contributions plans • Council will work with the Department of Planning, Industry and Environment to prepare the South West Growth Area Special Infrastructure Contribution (SIC). 	<p>This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.</p> <p>Of note the site is well serviced by the surrounding arterial road network which includes upgrades to Camden Valley Way and The Northern Road. The construction of Gregory Hills Drive also provides an additional east-west connection between Camden and Campbelltown and direct access to the Campbelltown Railway Station.</p> <p>Servicing infrastructure is also available to the site including sewer mains within the creek corridors of Oran Park and water mains and electrical services within The Northern Road corridor.</p> <p>The site is also well serviced by the social infrastructure delivered within the expanding Oran Park Town. These include sporting facilities, youth recreation facilities, a community library, schools, childcare centres and aged care facilities. Many of these facilities have been delivered through the joint Voluntary Planning Agreement between Camden Council and GDC. A Voluntary Planning Agreement will also be entered as part of the Tranche 41 rezoning.</p> <p>In summary the delivery of new housing within the Pondicherry (Part) Precinct will ensure utilisation of infrastructure investment committed and constructed by Government. Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I1.</p>
<p>Local Priority I2: Connecting Camden through integrated transport solutions</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will work in collaboration with the Department of Planning, Industry and Environment to undertake a strategic route study identifying major road alignments and upgrades to facilitate the staged delivery of the South West Growth Area, as future infrastructure items 	<p>Major road network upgrades servicing the site are either complete or ongoing. This includes the Camden Valley Way upgrade, the construction of Gregory Hills Drive through to Campbelltown and the ongoing works to The Northern Road corridor.</p> <p>The planning proposal and Draft ILP facilitates integrated transport options via delivery of bus capable roads, including the proposed east-west sub-arterial road and north-south collector road which connect with The Northern Road and the wider Oran Park development. These key bus capable roads within the local network ensure the future community is well connected to the wider Western City District.</p>



Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I2.

Local Priority I3: Planning for the delivery of the North South Rail and South West Rail Link Extension

Applicable Actions:

- Council will advocate for the delivery of the North-South Rail Line and South West Rail Line extension in accordance with the submission endorsed by Council on 22 May 2018
- Council will ensure that the corridor preservation for the North-South Rail Line is included in relevant planning instruments when confirmed by State Government

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I3. Specifically, the Draft ILP identifies the alignment of the future North-South Rail Line, located adjoining the western boundary of the rezoning area. This ensures due consideration is provided to this corridor through the rezoning process, albeit with an acknowledgment that the site is located outside the boundaries of the rezoning.

Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden

Applicable Actions:

- Council will work with State agencies to align growth and infrastructure

The principles of liveability, productivity and sustainability are inherent in the Growth Centre forming key principles of the established Growth Centres SEPP and Growth Centres DCP. The rezoning of Tranche 41 will deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority I4.

Liveability

Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population

Applicable Actions:

- Council will finalise the Camden Housing Market Analysis which will provide the evidence base analysis of the existing Camden housing market supply and potential demand.
- Council will develop a Housing Strategy which will use the Camden Housing Market Analysis to develop the vision and evaluate options for housing growth within the Camden LGA
- Council will investigate the development of an Affordable Housing Strategy and Affordable Housing Contribution Scheme

This Planning Proposal seeks to increase the supply residential housing in Western Sydney in response to the known present and future demand. This will be through the delivery of a mix of low-density residential housing.

Tranche 41 is located in an area which supports low density residential housing, with higher densities expected closer to the Oran Park and surrounding centres.

The actions under this objective are primarily the responsibility of Camden Council and nothing within the Planning Proposal negates the importance of these higher-level priorities.

Local Priority L2: Celebrating and respecting Camden's proud heritage

Applicable Actions:

- Council will ensure the State Heritage items are protected through the development of future growth area precincts

The subject site has a historical connection to 'Maryland' as the two were part of the same holding until 1940. The two properties are however physically separated by The Northern Road, which is currently undergoing further widening to form a major arterial road. Maryland and its curtilage is currently listed as a heritage item of local significance under the Camden LEP 2010 and is subject of a nomination to be listed on the NSW Heritage Register. Planning for the restoration and adaptive re-use of the Maryland Homestead will form part of the Lowes Creek Maryland Precinct rezoning. Significant urban development will be located between the Maryland Homestead curtilage and the Tranche 41 site, with only a small northern portion of Tranche 41 likely to be visible from the Maryland Homestead.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L2.

Local Priority L3: Providing services and facilities to foster a healthy and socially connected community

Applicable Actions:

- Council will develop a strategy which identifies gaps in the provision of open space, play spaces and community facilities to project future demand and need for facilities, and provide a plan and priorities to meet the needs of current and future populations

The design and delivery of the Oran Park Precinct has been undertaken with a place-based, design led approach that focuses on delivering exceptional public realm outcomes. The Precinct is easily accessible by car, bike and walking with a road and pedestrian/cycling network that provides connectivity to the wide range of activities and uses within the Precinct.

Local Priority L4: Encouraging vibrant and connected centres which reflect Camden’s evolving character

Applicable Actions:

- Council will investigate the development of local character statements to be incorporated within planning controls
- Council will consider the principles of the Better Places Strategy-Government Architects within the Camden DCP
- Council will continue to work with the Department of Planning, Industry and Environment to ensure that new precincts within the South West Growth Area demonstrate best-practice placemaking in the design of centres and streetscapes
- Council will consider the South Creek urban design principles contained within the District Plan for all future development areas around South Creek

The Planning Proposal includes the delivery of local passive open space to service the needs of the community as detailed by Elton Consulting, refer to *Section 3.3 Social Infrastructure*. Other services to meet the needs of the future Tranche 41 community have been delivered through the Oran Park project or will be delivered as part of the wider Pondicherry Precinct.

The delivery of Tranche 41 and the associated services within the locality will ensure that the needs of the community are met, with no gaps requiring further investment from Council.

This proposal does not compromise the planning and delivery of healthy, resilient and socially connected communities.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L3.

Section 4.1 Pondicherry Precinct Vision describes the vision for the Pondicherry Precinct including how the Tranche 41 Part Precinct fits within the wider Precinct context. This vision provides a future character statement which will assist in establishing Pondicherry as a unique place within the context of the overall Growth Centre.

The process of producing the Draft ILP and this Planning Proposal has taken a design led approach as espoused through the Government Architects *Better Places* Strategy. This approach includes a comprehensive review of the site characteristics by the various specialist consultants before formulating the Draft ILP based on strategically established planning principles and objectives. Tranche 41 is established as a thoughtfully planned village in the context of the wider Precinct with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within Oran Park Town.

Whilst the site does not include South Creek, it does deliver the urban design principles for connecting community with the cultural significant creek line corridors through an active transport network of pedestrian and cycle paths.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority L4.

Local Priority L5: Supporting cultural infrastructure to promote cultural and creative spaces

Applicable Actions:

- Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community
- Council will audit the s7.11 development contributions plans to identify the planned cultural facilities and consider the timing of delivery and funding for these works

This Planning Proposal does not compromise the creation of cultural infrastructure and creative spaces to support a diverse and culturally rich community.

Tranche 41 is established as a thoughtfully planned suburban village in the context of the wider Pondicherry and Oran Park Precincts. Cultural infrastructure and creative spaces will continue to be developed and adapted in suitable activity hubs including the Oran Park Town Centre which includes the Oran Park Library and the recently opened Julia Reserve Youth and Recreation Centre.

Contributions towards these facilities will continue to be established through the framework of s7.11 and Voluntary Planning Agreements between Council and developers.

Productivity

Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District

Applicable Actions:

- Council will prepare and finalise an Economic Development Plan

This Planning Proposal does not compromise the creation of a Council led Economic Development Plan.

Tranche 41 is established as a thoughtfully planned suburban village in the context of the wider Pondicherry and Oran Park Precincts of the SWGA. Oran Park provides a range of local employment opportunities including through the expanding Town Centre and associated commercial and retail uses, along with the zoned industrial land adjoining Dick Johnson Drive and The Northern Road. This employment land is also undergoing a rezoning process to expand the area zoned *IN1 General Industrial* and introduce some *B5 Business Development* land and will further increase access to local jobs for the locality.

Local Priority P2: Encouraging successful centres through a clearly defined centres hierarchy

This Planning Proposal does not compromise the creation of a Council led Centres Study.



- Council will finalise the Camden Centres Study, which will evaluate the role and hierarchy of centres, and analyse the capacity and viability for different centres to adopt a place-based approach and accommodate local jobs and commercial services, additional housing and recreational infrastructure

The future community of Tranche 41 will leverage the amenity provided within Oran Park, which is identified as a Town Centre within the Centres hierarchy of the Camden LSPS.

Local Priority P4: Ensuring a suitable supply of industrial and urban services land

- Council will continue to work with the Department of Planning, Industry and Environment to ensure new precincts within the South West Growth Area contain an adequate supply of industrial and urban services land, with a focus on locating these areas close to transport corridors

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority P4.

The Oran Park Precinct includes the delivery of approximately 19ha of industrial zoned land. This land is currently seeking rezoning to expand to approximately 30ha including land zoned *IN1 General Industrial*, with some *B5 Business Development* land. The proximity of this employment land to the residential development of Tranche 41 ensures future residents are well serviced by local job opportunities.

Sustainability

Local Priority S1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space

- Council will prepare a Green and Blue Grid Analysis for Camden and identify mechanisms to implement the Green and Blue Grid
- Council will investigate opportunities to provide physical and visual connections to waterways and green spaces
- Council will advocate for the retention of established trees in the masterplanning of new residential subdivisions
- Council will support the State Government in developing a strategy to restore and protect South Creek, in accordance with Western Sydney City Deal commitment L3

A key aspect of the wider Pondicherry and which flows through the Tranche 41 Part Precinct will be the highly walkable urban structure, connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors and open space network. Existing trees are retained where possible and appropriate within the culturally significant creek corridors ensuring the backdrop of the Cumberland Plain is retained and enhanced as part of the urban development.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S1.

Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River

- Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments
- Council will continue to implement Water Sensitive Urban Design on public land
- Council will maintain, improve and create new habitats for threatened flora and fauna species identified in waterways

The future residential subdivision delivered through this Planning Proposal will maintain the water quality targets established in the Camden Growth Centres DCP. Further the proposal will contribute to the delivery of riparian corridors which, through the provision of pedestrian and cycle paths, will balance the enhancement of local biodiversity with community enjoyment.

The majority of the site is biodiversity certified. Nevertheless, the proposed zoning regime inclusive of the *E2 Environmental Conservation* zone will define the riparian corridors to be retained and enhanced, including the retention of existing remnant vegetation within those corridors. These corridors will be dedicated to Council through an established Voluntary Planning Agreement, ensuring the protection and enhancement of these corridors in perpetuity.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S2.

Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity

Applicable Actions:

- Council will continue to monitor the extent and condition of Council owned and managed bushland areas and identify additional funding opportunities to deliver a high-quality conservation and restoration program

The biodiversity assessment undertaken by ELA recognises that the site is relatively unconstrained from a terrestrial ecology perspective and is wholly biodiversity certified. The assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S4.

Local Priority S5: Reducing emissions, managing waste and increasing energy efficiency

Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S5.

<p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will work with local builders and developers to provide education and opportunities to improve the sustainability of buildings and development • Council will develop a consistent approach within planning instruments to better manage and reduce waste 	<p>The reduction of emissions, managing waste and increasing the energy efficiency of buildings can be managed through the development process to ensure the principles of ecological sustainable development is considered at all phases of development.</p>
<p>Local Priority S6: Improving Camden’s resilience to natural hazards and extreme weather events</p> <p>Applicable Actions:</p> <ul style="list-style-type: none"> • Council will undertake a climate risk assessment and identify priority issues for Council and the community • Council will review planning controls related to flood prone land 	<p>Nothing within the Planning Proposal precludes the achievement of the actions of Local Priority S6.</p> <p>The Draft ILP has been developed in consideration of the assessment of flooding undertaken by Calibre Consulting, refer to <i>Section 3.7 Water Cycle Management and Flooding</i>. The assessment concludes that the 100 year ARI flood levels will be conveyed within the Anthony Creek corridor, with the existing terrain levels of Tranche 41 located above the major creek flood levels. Accordingly, a freeboard of 600mm above the 100 year ARI level can be achieved through the development.</p>

Q5. IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 10 below.

Table 10: SEPP Review

SEPP	Comment
State Environmental Planning Policy No 19—Bushland in Urban Areas	Not applicable as there are no identified areas of urban bushland within the subject site.
State Environmental Planning Policy No 21—Caravan Parks	Not applicable. However, nothing in this Planning Proposal prevents the realisation of this SEPP.
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Not applicable. However, the Planning Proposal will not prevent either the existing or future application of the SEPP.
State Environmental Planning Policy No 36—Manufactured Home Estates	Not applicable. However, the Planning Proposal will not prevent the future application of the SEPP.
State Environmental Planning Policy No 47—Moore Park Showground	Not applicable as the site is not within the Moore Park Showground area.
State Environmental Planning Policy No 50—Canal Estate Development	Not applicable. The site is not within an area where canal development could occur.
State Environmental Planning Policy No 55—Remediation of Land	Consistent. Preliminary land capability studies have been undertaken as part of this rezoning proposal, refer to Section 3.4.5 <i>Contamination Risk</i> for details. Several contamination ‘Areas of Environmental Concern’ were identified as part of the study, with future proposal impacting those areas to be considered and remediated in accordance with the SEPP.
State Environmental Planning Policy No 64—Advertising and Signage	Consistent. The proposal will continue to enable signage to be assessed consistent with SEPP 64.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	Consistent. The proposal will contain zones where SEPP 65 applies.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	Not applicable.
State Environmental Planning Policy (Aboriginal Land) 2019	Consistent. The assessment conducted by Kelleher Nightingale determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.
State Environmental Planning Policy (Affordable Rental Housing) 2009	The proposal allows future development to meet the requirements of this SEPP.



SEPP	Comment
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Consistent. The SEPP would continue to apply to future housing resulting from the Planning Proposal.
State Environmental Planning Policy (Costal Management) 2018	Not applicable. The site is not within a Costal Management area.
State Environmental Planning Policy (Concurrenœs and Consent) 2018	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Educational Establishment and Child Care Facilities) 2017	Consistent. The proposal allows future development to meet the requirements of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent. Exempt and complying development as envisaged by this SEPP will continue to be permissible.
State Environmental Planning Policy (Gosford City Centre) 2018	Not applicable as the subject site is not within the Gosford City Centre.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Consistent. The proposal will provide opportunities for housing within close proximity to services.
State Environmental Planning Policy (Infrastructure) 2007	Consistent. Infrastructure can be provided consistent with the intent of this SEPP.
State Environmental Planning Policy (Koala Habitat Protection) 2019	Not applicable as the subject site does not contain any identified Kola Habitat.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable as the site is not within the Kosciusko National Park area.
State Environmental Planning Policy (Kurnell Peninsula) 1989	Not Applicable as the subject site is not at the Kurnell Peninsula.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	Not applicable as the subject site is not within the specified land area.
State Environmental Planning Policy (Primary Production and Rural Development) 2019	Not applicable as the site is contained with the SWGA and identified for future residential housing.
State Environmental Planning Policy (State and Regional Development) 2011	Not applicable. However, the Planning Proposal does not prevent the application of this SEPP for state significant or critical infrastructure projects.
State Environmental Planning Policy (State Significant Precincts) 2005	Not applicable as the subject site does not constitute a State Significant Precinct as defined by the SEPP.
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable. The proposal does not contain any area within the drinking water catchment.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Consistent. The site is located with the Pondicherry (South Creek West) Precinct.
State Environmental Planning Policy (Three Ports) 2013	Not applicable as the land has no relationship to the three ports covered by the SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable as the site is not identified as an Urban Renewal Precinct.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	The Planning Proposal does not prevent the application of this SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable as the subject site is not within the Western Sydney Employment Area.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable as the subject site is not within the specified land area.

Q6. IS THE PLANNING PROPOSAL CONSISTENT WITH APPLICABLE MINISTERIAL DIRECTIONS (S.9.1 DIRECTIONS)?

The Planning Proposal has been assessed against each Section 9.1 direction as shown in Table 11 below.

Table 11: Section 9.1 Direction Review

Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	No business or industrial zones are proposed as part of the Planning Proposal.
1.2 Rural Zones	The proposal will rezone existing rural land zoned <i>RU1 Primary Production</i> for residential purposes. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions.
1.3 Mining, Petroleum Production and Extractive Industries	To date no mining has been approved to be undertaken below the site.
1.4 Oyster Aquaculture	Not applicable as the proposal will not impact on an oyster aquaculture area.
1.5 Rural Lands	Not applicable as this Direction excludes land located within the Greater Sydney Region, which the subject site is located.
2. Environment and Heritage	
2.1 Environment Protection Zones	<p>The proposal seeks to retain and enhance the environmentally sensitive creek corridors located within the site. These corridors will be identified and protected through the <i>E2 Environmental Conservation</i> zone and includes areas identified as <i>Native Vegetation Retention</i>. The vegetation within the corridor will be protected in accordance with the relevant Development Standards of the Growth Centre SEPP and Camden Growth Centres Precinct Plan.</p> <p>The Planning Proposal is submitted supported by an assessment of the biodiversity values of the site including the likely presence of threatened species, endangered ecological communities, vegetation conditions and habitat values, as well as the Draft ILP consistency with the Growth Centres Biodiversity Certification and Strategic Assessment. Refer to Section 3.8 <i>Biodiversity</i> for additional details.</p>
2.2 Coastal Protection	The Ministerial Direction is not relevant to the proposal.
2.3 Heritage Conservation	<p>There are no sites of European Heritage significance located within the study area. The investigations relating to the Maryland Homestead and curtilage, as the nearest item of significance, were undertaken as part of the Lowes Creek Maryland Precinct. The Lowes Creek Maryland Indicative Layout Plan provides residential development between the Maryland curtilage and The Northern Road and is consequently closer than the Tranche 41 Part Precinct site area. Accordingly, it is concluded that the investigations do not consider this residential development to pose any impact on the Heritage significance of the Homestead and curtilage.</p> <p>In consideration of the above there has been no additional European Heritage investigations undertaken as part of this rezoning proposal.</p> <p>Aboriginal Heritage assessment has been undertaken by Kelleher Nightingale, who are also producing the assessment for the wider Pondicherry Precinct. The assessment determined that with appropriate management and/or mitigation, none of the identified Aboriginal heritage features found on site should prevent development of the Pondicherry Precinct.</p> <p>Based on the findings however an AHIP will be required prior to the commencement of works affecting the two archaeological sites located on site. One of the sites (OPR-9) will also require archaeological mitigation in the form of salvage excavation prior to any impacts. The assessment also acknowledges that consultation with the 34 registered Aboriginal stakeholders is ongoing and is to continue as part of any AHIP preparation.</p>
2.4 Recreation Vehicle Areas	The Ministerial Direction is not relevant to the proposal.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	The Ministerial Direction is not relevant to the proposal.

Direction	Comment
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Proposal is consistent with the Ministerial Direction. The site is located within the SWGA and is identified for new housing through State and Local Government strategic policies and directions. Further, the Pondicherry (Part) Precinct will leverage the community infrastructure and services delivered through and around Oran Park ensuring minimal additional investment by Government and will contribute to the supply of new housing within an area of known current and future demand.
3.2 Caravan Parks and Manufactured Home Estates	The Ministerial Direction is not relevant to the proposal.
3.3 Home Occupations	As new dwellings are built and occupied their residents will have the option to establish home occupations.
3.4 Integrating Land Use and Transport	The proposal integrates land uses and transport links to provide highly accessible connections to local services, open space and recreational opportunities, commercial areas and educational facilities. The Draft ILP promotes walking and cycling with an extensive network of pathways with logical connections to the surrounding development. Public transport routes have been identified to maximise the opportunities to use alternative transport options to travel between home, work, school, shops and leisure facilities. The location of local business and employment areas are well connected and strategically sited at the intersections of major roads.
3.5 Development Near Licensed Aerodromes	The Ministerial Direction is not relevant to the proposal as the site is not within the vicinity of a licensed aerodrome. This context including the future Western Sydney Airport, has been reviewed as part of the Noise Impact Assessment submitted with this proposal. Refer to Section 3.14 <i>Noise Assessment</i> .
3.6 Shooting Ranges	The Ministerial Direction is not relevant to the proposal as there are no shooting ranges located on the site.
3.7 Reduction in non-hosted short term rental accommodation period	The Ministerial Direction is not relevant to the proposal, which applies only to the Byron Shire Council.
4. Hazard and Risk	
4.1 Add Sulfate Soils	The Ministerial Direction is not relevant to the Proposal. Douglas Partners as part of their site investigations have requested from Council a s149 Planning Certificate which states that the <i>subject land is not affected by policy adopted by Council that restricts the development of the subject land because of the likelihood of acid sulphate soils.</i>
4.2 Mine Subsidence and Unstable Land	The Ministerial Direction is not relevant to the Proposal as the site is not located in a Mine Subsidence area.
4.3 Flood Prone Land	The enclosed Water Cycle Management Strategy prepared by Calibre Consulting assessed potential flood impacts of the proposal. The flood assessment reports that the site is not flood prone and that the area provided for drainage is adequate to service the required catchment. Consequently, any flood impacts generated by development can be managed by providing a conventional street drainage and detention system prior to discharge into the adjacent creek network. The proposal is therefore consistent with this direction.
4.4 Planning for Bushfire Protection	The proposal will be delivered in accordance with this direction and <i>Planning for Bushfire Protection 2019</i> . The requirements for APZs have been investigated by Eco Logical Australia as part of the design process and will be required to protect future residential development where adjoining bushland/riparian corridors or as part of temporary measures adjoining farmland. A Bushfire Assessment has been provided with a summary included in Section 3.10 <i>Bushfire</i> and includes recommendations for bushfire mitigation. APZ's have also been included on the appropriate DCP Figures included as Appendix D and discussed in <i>Section 4.4 Indicative Layout Plan</i> .
5. Regional Planning	
5.1 Implementation of Regional Strategies	The site is not within any areas included in the Regional Strategies listed in this Ministerial Direction.
5.2 Sydney Drinking Water Catchments	The site is not within a Sydney drinking water catchment listed in this Ministerial Direction.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	This Ministerial Direction is not relevant to the proposal.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	This Ministerial Direction is not relevant to the proposal.

Direction	Comment
5.9 North West Rail Link Corridor Strategy	This Ministerial Direction is not relevant to the proposal.
5.10 Implementation of Regional Plans	As discussed throughout this report and specifically in Section 7.3.2 <i>Section B – Relationship to Strategic Planning Framework</i> , the Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions contained in the Greater Sydney Region Plan.
5.11 Development of Aboriginal Land Council land	This Ministerial Direction is not relevant to the proposal as the site does not include any Aboriginal Land Council land.
6. Local Plan Making	
6.1 Approval and Referral Requirements	Acknowledging that the Planning Proposal seeks amendment to the Growth Centre SEPP, the proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
6.2 Reserving Land for Public Purposes	The proposal includes provisions and dedication of land for public services and facilities, including open space and roads. Consent sought from Camden Council through the Planning Proposal process.
6.3 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site-specific provisions.
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	As discussed throughout this report and specifically in Section 7.3.2 <i>Section B – Relationship to Strategic Planning Framework</i> , the Planning Proposal is consistent where relevant with the planning principles, directions and priorities for subregions, strategic centres and transport gateways of the Plan for Growing Sydney.
7.2 Implementation of Greater Macarthur Land Release Investigation	This Ministerial Direction is not relevant to the proposal.
7.3 Parramatta Road Corridor Urban Transformation Strategy	This Ministerial Direction is not relevant to the proposal.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	This Ministerial Direction is not relevant to the proposal.
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	This Ministerial Direction is not relevant to the proposal.

7.3.3 Section C – Environmental, Social & Economic Impact

Q7. IS THERE ANY LIKELIHOOD THAT CRITICAL HABITAT OR THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES, OR THEIR HABITATS, WILL BE ADVERSELY AFFECTED AS A RESULT OF THE PROPOSAL?

No. The entire Tranche 41 site area is biodiversity certified, with ground truthing also confirming that the site does not contain any areas of Existing Native Vegetation (ENV) reflecting the mapping undertaken in association with the Growth Centres Conservation Plan. Additional information can be found in *Section 3.8 Biodiversity*.

The biodiversity assessment recommends retention of the sites hollow bearing trees and stags which form important fauna habitat. This will be achieved through the proposed zoning and creation of riparian corridors to the southern and south-eastern boundaries reflecting the zoned corridors of Oran Park. The restoration of riparian corridors proposed through the ILP will provide improved habitat resources and connectivity for the site and ultimately assist native fauna to adapt to changes in the environment resulting from development. These corridors also provide the opportunity for the provision of nest boxes and relocation of lost hollows due to development, with such recommendations to be made during the development application process.

Q8. ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

A thorough review of the environmental effects emanating from the Planning Proposal and how these have been addressed as part of the preparation of the Draft ILP has been undertaken and is included as *Section 3 Site Investigations and Masterplanning Outcomes*.

Environmental impacts will also be managed through the provisions and controls contained within the Growth Centres SEPP and Camden Growth Centre DCP.

Q9. HOW HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

This Planning Proposal is supported by the technical study conducted by Elton Consulting which has assessed the existing demographics of the area, the likely demographics of the future community and the needs generated by that future community. A comprehensive review of this assessment is provided in *Section 3.3 Social Infrastructure*. The Draft ILP responds to this assessment through the delivery of public open space to meet the needs of the future community, with other higher order services, including healthcare, aged care, child care, education, emergency services, community resources and playing fields being delivered, or already delivered within Oran Park. Additional services will also be delivered through the wider Pondicherry Precinct and SWGA.

The economic effects of the Planning Proposal are varied with increased housing supporting the planned centres and employment areas of the SWGA and particularly Oran Park Town. The growing focus and Government commitment toward the Western Sydney Airport and the anticipated 200,000 jobs is expected to entice large volumes of people to the South West of Sydney. The Planning Proposal seeks to delivery residential accommodation for this anticipated future demand. Further, Trance 41 site is ideally suited to form a Part Precinct rezoning and will allow the landowner to respond to the demonstrated existing market demand for new housing while the more complex environmental considerations of the wider precinct can be resolved.

7.3.4 Section D – State & Commonwealth Interests

Q10. IS THERE ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PLANNING PROPOSAL?

This Planning Proposal seeks to deliver on the imperatives of the SWGA through the rezoning of land for residential development. The site is located adjoining the established area of Oran Park Town and will benefit from the significant infrastructure investments made to date with minimal additional investment required prior to residential construction. A critical benefit therefore of the Planning Proposal is the increased utilisation of recent infrastructure investment and the benefit this brings to Government through mechanisms such as the Special Infrastructure Contribution. Of note the site is well serviced by the surrounding upgraded arterial road network (The Northern Road, Camden Valley Way) and essential services (water, sewer, telecommunications, gas, electrical) along with social infrastructure delivered within the expanding Oran Park Town.

The site is well serviced by public infrastructure and has been specifically chosen as an isolated area which benefits from the proximity to Oran Park Town and requires little upfront government investment. Local passive open space will be delivered to service the future population and community need for Tranche 41, as discussed in *Section 3.3 Social Infrastructure*.

Q11. WHAT ARE THE VIEWS OF STATE AND COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

This section of the Planning Proposal is to be completed following consultation with the State and Commonwealth Public Authorities identified in the Gateway Determination. Preliminary discussions have been undertaken with Camden Council however there has not been any formal consultation with State and Commonwealth public authorities at this stage.

7.4 Part 4 – Mapping

As outlined in *Section 7.2 Part 2 - Explanation of Provisions*, the following maps in the Growth Centres SEPP will require amendment:

- Development Control Map: Sheet DVC_003
- Floor Space Ration Map: Sheet FSR_003
- Heritage Map: Sheet HER_003
- Height of Buildings Map: Sheet HOB_003
- Land Application Map: Sheet LAP_003
- Land Reservation Acquisition Map: Sheet LRA_003
- Lot Size Map: Sheet: LSZ_003
- Special Areas Map: SAM_003
- Land Zoning Map: LZN_003
- Native Vegetation Protection Map: NVP_003
- Precinct Boundary Map: PCB_003
- Residential Density Map: RDN_003
- Riparian Protection Area Map: RPN_003

These proposed SEPP Maps are included in Appendix C.

7.5 Part 5 – Community Consultation

This Planning Proposal seeks to rezone the Tranche 41 site area, located within the SWGA for urban development. The rezoning will be facilitated through an amendment under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

Should the Planning Proposal proceed through Council, community consultation will be undertaken consistent with Camden Council requirements and the NSW DPIE Gateway Determination conditions.

7.6 Part 6 – Project Timeline

Below is a suggested project timeline for the Proposal:

Table 12: Project Timeline

Project Milestone	Timeline
Anticipated commencement date (Gateway Determination)	October 2020
Anticipated timeframe for the completion of required supporting information – post-gateway	November 2020
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	November / December 2020
Dates for public hearing, if required	November 2020
Timeframe for consideration of submissions	December / January 2021
Timeframe for the consideration of proposal post-exhibition	January 2021
Date of submission to the Department to finalise the SEPP Amendment	January 2021

8. CONCLUSION

This Planning Proposal seeks Council support to rezone land for urban development within the Pondicherry Precinct of the SWGA, located in the Camden LGA. Pondicherry is currently undergoing rezoning through the State Government's Precinct Planning process, with this report relating only to a part of the Pondicherry Precinct. This Planning Proposal is seeking a Part Precinct rezoning through a Council led Gateway rezoning process in pursuit of a fast-tracked outcome to maintain housing supply by the Oran Park Project in responds to market demand. The rezoning site is referred to as Tranche 41 of the Pondicherry (Part) Precinct.

The submission is made inclusive of a *Draft Indicative Layout Plan* which has been developed through consultation of various specialist consultants and analysis of the site's inherent opportunities and constraints. A *Draft Camden Growth Centre Precincts DCP Schedule* is also enclosed.

The adoption of this Planning Proposal would be consistent with the intent, objectives and principles of the Greater Sydney Region Plan, the Western City District Plan and the Camden Council Local Strategic Planning Statement. The rezoning will deliver 41.28ha of urban development land within the SWGA with a population of approximately 1,500 people and will form a natural extension of the Oran Park project which offers a high level of self-containment through a range of living options, schools, shops, community facilities and services, open space and employment opportunities.

The proposal will require amendment to the *Camden Local Environmental Plan 2010*, facilitated through an amendment under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

We request Council consideration and support for this proposal and to forward the Planning Proposal to the NSW Department of Planning, Infrastructure and Environment for Gateway Determination.

ORD02

Attachment 1



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APPENDIX A
Rezoning Site Plan



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APPENDIX B
Draft Indicative Layout Plan

Attachment 1



APPENDIX C
Proposed Growth Centres SEPP Maps



ORD02

APPENDIX D
Draft Camden Growth Centres DCP Schedule Six –
Pondicherry (Part) Precinct

Attachment 1



APPENDIX E
Proposed Housing Typologies



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APPENDIX F
Oran Park / Pondicherry TransGrid Easement Plan and
Supporting Documentation

Attachment 1



APPENDIX G
Supporting Technical Studies



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Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct

Attachment 2

Schedule 6

Pondicherry (Part) Precinct

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1. Introduction

1.1 Name and Application of this Schedule

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (also referred to as “the DCP”).

This Schedule applies to all development on the land shown in **Figure 1-1: Land Application Map**. This Schedule and related amendments to the DCP give effect to the provisions of the DCP for land within the Pondicherry (Part) Precinct (‘the Precinct’) as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of this DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of this Schedule.

Table 1-1: Structure of this Schedule.

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Subdivision Planning and Design	Establishes an overall vision and Indicative Layout Plan (ILP) for the future development of the Precinct. Provides Precinct specific figures that support the controls in Part 2 and Part 3 of the DCP in relation to the Precinct.
3 – Site Specific Controls	Specific objectives and controls for development in certain parts of the Precinct, including land affected by electricity easements, land adjacent to the future rail corridor and the provision of green links via the road network.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP, but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Council for advice.

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Attachment 2

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 1-1: Land Application Map

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2. Subdivision planning and design

2.1 Pondicherry (Part) Precinct Vision

The Pondicherry (Part) Precinct will deliver a high-quality urban environment following the principles of community pride, well-being, healthy living and educational excellence. The Part Precinct will incorporate a series of thoughtfully planned neighbourhoods with high local amenity and quality connections to the job opportunities, community and recreational facilities afforded within the South West Growth Area. The Part Precinct will be an integral component of the local area, linking to surrounding precincts including the established suburb of Oran Park and future precincts of Lowes Creek Marylands and South Creek West.

The urban framework of the Precinct will respond to the unique characteristics of the existing built and natural environment including:

- Retention of existing remnant vegetation and hollow bearing trees where possible;
- Creation of meaningful green-grid connections to the local creek networks in Oran Park and the wider Western Parkland City;
- Delivery of attractive, high amenity residential streetscapes and open space and pedestrian/cycle connections that are responsive to site constraints; and
- Design of public spaces to incorporate Aboriginal cultural history.

The Part Precinct will include predominantly low-density residential development providing attractive streetscapes structured around well-connected walkable neighbourhoods and local open spaces providing intimate opportunities for community building and local resident interaction. The urban structure will be connected by a network of active pedestrian and cycle paths layered and intertwined with the blue-green grid offered through the local creek corridors, linking to the wider network to form the Western Parkland City.

The future North-South Rail corridor forms part of the planning and design for the Precinct, with vehicular and pedestrian crossing points integrated with local neighbourhoods.

2.2 Referenced Figures

Note: The figures included in this section are those referenced in **Part 2 Precinct Planning Outcomes**, and **Part 3 Neighbourhood and Subdivision Design**, of the DCP as indicated in Table 2-1.

Table 2-1: Referenced figures

Referenced figure	Section in main body of the DCP
Figure 2-1: Indicative Layout Plan	2.2 The Indicative Layout Plan
Figure 2-2: Flood prone land	2.3.1 Flooding
Figure 2-3: Key elements of the water cycle management and ecology strategy	2.3.2 Water Cycle Management 2.3.5. Native Vegetation and Ecology 3.2.3 Street Network and Design
Figure 2-4: Areas of potential salinity risk	2.3.3 Salinity and Soil Management
Figure 2-5: Indigenous cultural heritage	2.3.4 Aboriginal and European heritage
Figure 2-6: Bushfire risk and Asset Protection Zone requirements	2.3.6 Bushfire hazard management
Figure 2-7: Potential contamination risk	2.3.7 Site Contamination
Figure 2-8: Location of easements	2.3.8 Development on and adjacent to electricity easements
Figure 2-9: Noise impact areas	2.3.9 Noise
Figure 2-10: Residential structure	3.1.1 Residential Density
Figure 2-11: Precinct road hierarchy	3.3.1 Layout and Design 3.3.6 Access to arterial roads, sub-arterial road and transit boulevards
Figure 2-12: Pedestrian and cycle network	3.3.4 Pedestrian and Cycle Network
Figure 2-13: Public transport network	3.3 Movement Network
Figure 2-14: Open space network	3.1.2 Block and Lot Layout
Figure 3-1: TransGrid Electricity Easement (Public Ownership)	2.3.8 Development on and adjacent to electricity easements
Figure 3-2: TransGrid Electricity Easement (Private Ownership)	2.3.8 Development on and adjacent to electricity easements
Figure 3-3: Road Network Green Links Road Section	3.3 Movement Network



Figure 2-1: Indicative Layout Plan

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-2: Flood Prone Land



Figure 2-3: Key Elements of the water cycle management and ecology strategy
Note: The indicative location of the temporary basin (as an interim measure) is identified to the north and outside of Tranche 41 in Figure 2-3.

ORD02

Attachment 2

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-4: Areas of Potential Salinity



Figure 2-5: Aboriginal Cultural Heritage

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-6: Bushfire risk and Asset Protection Zone requirements



Figure 2-7: Potential Contamination Risk

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-8: Location of Easements



Figure 2-9: DCP 2.3.9 control 2 refers to a Potential noise attenuation measures figure

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-10: Residential Structure



Figure 2-11: Precinct Road Hierarchy

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct



Figure 2-12: Pedestrian and Cycle Network

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part), Precinct



Figure 2-13: Public Transport Network

2.3 Public Transport

Objectives

- a. Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.

Controls

- (1) The design of roads with Bus Routes and Bus Capable Roads in Figure 2-13 within the Precinct is to accommodate bus movements.
- (2) Bus stops are to be provided on-street and not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.
- (3) Applications for subdivision and development must demonstrate how bus routes and bus movements will be accommodated within the Precinct for each stage of development.

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2.4 Open Space and Recreation Network

Objectives

- a. To provide open space to local residents for social interaction and passive recreation activities.
- b. To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, riparian corridors, high points and areas of natural and cultural heritage significance.
- c. To provide equitable distribution of public open space and recreation opportunities.
- d. To ensure high quality design and embellishment of all public open space.
- e. To encourage the use of the major creek corridors for passive recreation purposes consistent with environmental objectives.

Controls

- (1) Neighbourhood parks, open space contained within an electricity easement and environmental conservation and riparian corridors are to be provided generally in accordance with Figure 2-14 and Table 2-2.
- (2) Neighbourhood parks are to have a minimum area of 3,000m². The following principles are to be taken into consideration in the location of neighbourhood parks:
 - i. where possible, parks are to be located in accordance with the Indicative Layout Plan (refer to Figure 2-1);
 - ii. parks are to be located as focal points within residential neighbourhoods. All dwellings should be located no further than 400m from a neighbourhood park;
 - iii. parks shall be highly accessible and linked by pedestrian and/or cycle routes;
 - iv. parks shall be located and designed to accommodate remnant vegetation and should be linked to and integrated with riparian corridors; and
 - v. parks shall be generally bordered by streets on all sides with houses oriented towards them for surveillance.
- (3) Where riparian corridors are proposed to be in public ownership, detailed designed must provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas and promotes multi-purpose community spaces along the riparian corridor where appropriate.
- (4) A Public Domain and Landscape Plan is to be submitted for each neighbourhood park and other passive open space areas at the time of subdivision of the adjoining residential area. The selection of landscape species for public open space areas is to consider bush fire risk. The Plan is to provide details on these elements:
 - i. earthworks;
 - ii. street furniture;
 - iii. plant species and sizes;
 - iv. play equipment;
 - v. utilities and services;
 - vi. public art;
 - vii. hard and soft landscaping treatments;
 - viii. signage and lighting;
 - ix. any entry statements;
 - x. waste facilities; and

- xi. interpretative material.

Table 2-2: Summary of open space and recreation requirements

Open Space Type	Minimum size	Facilities
T41- LP1 – Neighbourhood Park	10,199m ²	Facilities to be determined
T41- LP2 – Neighbourhood Park	5,437m ²	
T41- LP3 – Neighbourhood Park	5,743m ²	
T41-E1 – Neighbourhood Park (Electrical Easement)	11,500m ²	
T41-E2 – Neighbourhood Park (Electrical Easement)	4,419m ²	

Note: Where development includes land within or is in proximity to a Riparian Protection Area, refer to the Guidelines for riparian corridors on waterfront land prepared by the NSW Office of Water. The Guidelines contain the outcomes and requirements for development on land containing or in proximity to a riparian protection area within the Growth Centres. The guidelines are available at www.watems.w.gov.au.

Note: Controlled activities on waterfront land are regulated by the Water Management Act (2000) (WM ACT) administered by NRAR. Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40m of the higher bank of the river, lake or estuary. Applicants must obtain a controlled activity approval from NRAR before commencing the controlled activity.

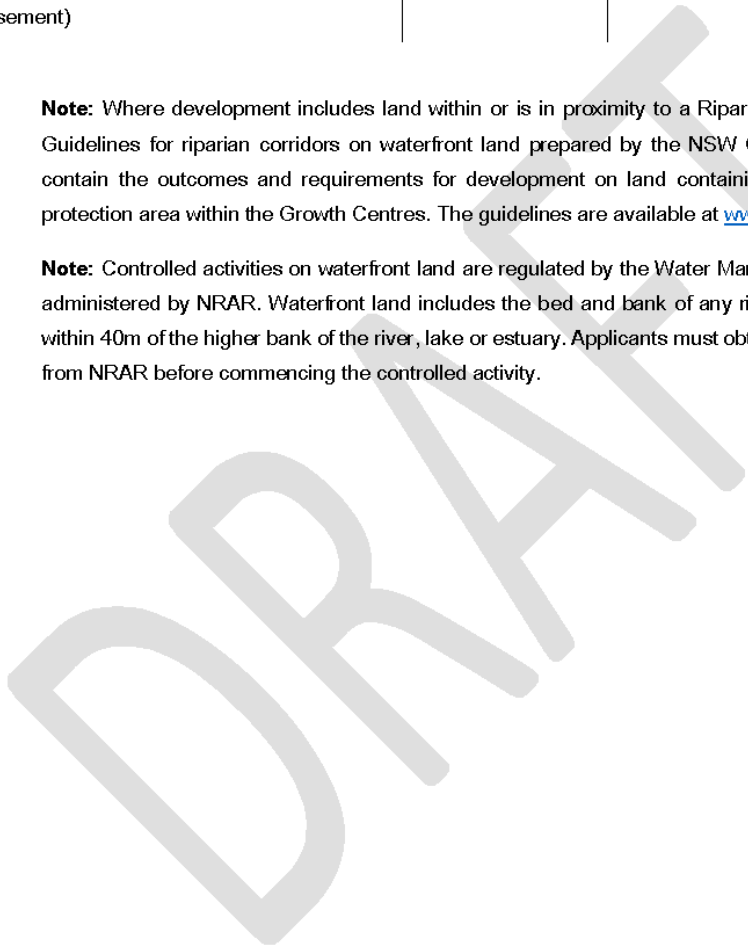




Figure 2-14: Open Space Network

2.5 Aboriginal Archaeology

Objectives

- a. To identify and manage Aboriginal heritage values to ensure enduring conservation outcomes.
- b. To provide opportunities for the appreciation of the areas of Aboriginal archaeology and cultural heritage.

Controls

- (1) An Aboriginal Archaeology and Cultural Heritage Interpretation Plan must be submitted and approved by Council with the first development application, pertaining to the part precinct. The Plan must have consideration for the following:
 - i. the meaning and significance of heritage places in ways that are enriching;
 - ii. the recommendations and findings in the archaeological report;
 - iii. evidence of consultation with local Aboriginal stakeholders;
 - iv. include ways to incorporate tangible, and cultural historical evidence of the place;
 - v. ways to incorporate cultural and archaeological history in the design of public spaces included, but not limited to:
 - a) the design of noise mitigation measures along The Northern Road;
 - b) sculptures or other public art;
 - c) information plaques, panels and signage;
 - d) the naming of places or streets;
 - e) the design of road infrastructure or pavements;
 - f) the design of street or public domain furniture and landscaping; and
 - g) in the thematic design of residential areas such as the use of colour palettes or materials.
- (2) Any development applications on land identified in Figure 2-5 must be accompanied by an Archaeological Assessment. The Assessment must be prepared by a suitably qualified archaeologist and is to include:
 - i. an assessment of the archaeological potential of the place of Aboriginal significance;
 - ii. the likely impact of the development on the place of Aboriginal heritage significance;
 - iii. the compatibility of the development with the approved Aboriginal Archaeology and Cultural Heritage Interpretation Plan; and
 - iv. if relevant, a management strategy to conserve the significance of the place.

Note: Due to the sensitive nature of some heritage, particularly Aboriginal cultural heritage, interpretation may be inappropriate in some instances or may only be appropriate for particular aspects and not others. It is critical to strictly adhere to the wishes of Aboriginal stakeholders when developing interpretation projects.

2.6 Stormwater Management

Objectives

- a. To ensure that the quality of stormwater discharged from urban areas into the environment complies with the appropriate standards.
- b. To ensure that the water cycle management infrastructure is cost effective and maintainable.
- c. To maintain and enhance the quality of natural waterbodies.

Controls

- (1) Drainage basins must be provided in accordance with Figure 2-3, Section 2.3.2 Water Cycle Management of the DCP and any other relevant Council requirements.
- (2) Where a temporary basin is proposed, it must comply with Council requirements including but not limited to the relevant provisions of Council's Engineering Specifications.
- (3) Where a temporary basin is proposed, the development application must provide details on:
 - the costs associated with the construction (including the cost of land) will be met by the applicant;
 - suitable and safe road access arrangements to the temporary basin;
 - a maintenance framework addressing maintenance strategies and life cycle management costs which will be carried out by the applicant; and
 - where relevant, suitable arrangements mutually agreed to by the applicant and Council in relation to access and maintenance of the temporary basin (e.g. access and maintenance easements).

Note: Tranche 41 is planned to have two stormwater catchments. The southern catchment is to be serviced by a permanent basin to be located to the south-east corner of the precinct. In the interim, the northern catchment is to be serviced by a temporary basin to the north and outside of Tranche 41. The temporary basin will be maintained until such time that the broader Pondicherry Precinct is developed and a permanent basin is constructed concurrently, to service the northern catchment of Tranche 41. Detailed design of basins must comply with relevant Council requirements.

2.7 Contamination

Objectives

- a. To minimise the risks to human health and the environment from the development of potentially contaminated land; and
- b. To ensure that potential site contamination issues are adequately addressed at the subdivision stage.

Controls

- (1) Additional investigation of identified AECs is required to identify whether material is suitable to be retained or disposed of in accordance with relevant waste classification.
- (2) Site-specific investigations are required to confirm the presence and appropriate remediation strategy for contamination are set out below:
 - a. further intrusive investigation works in the form of a Detailed Site Investigation in accordance with SEPP 55 and NSW Environment Protection Authority Guidelines will be necessary prior to DA stages;
 - b. targeted sampling is required in each of the 5 AECs (including the AEC 1: former market garden, AEC 2: former building footprint, AEC 12: current and former timber power poles, AEC 13: former dam and AEC 14: stockpile waste) together with a lower density sampling regime in the remainder of the site area. Further assessment of the AEC will determine appropriate remediation requirements, if any, to render the site suitable for the proposed development. These investigations will be required prior to DA stages; and
 - c. an Unexpected Finds Protocol will need to be established for use during earthworks in order to ensure that due process is carried out in the event of a possible contaminated find.
- (3) A hazardous material survey should be conducted prior to demolition of existing buildings and/or structures. Demolition of structures containing hazardous materials should be carried out by a licensed asbestos removal contractor.
- (4) Site-specific investigations must be undertaken in accordance with the relevant provisions of Section 2.3.7 Site Contamination of the DCP.

3. Site Specific Development Controls

3.1 Development near or on Electricity Easements

Objectives

- a. To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.
- c. To encourage passive surveillance of electricity easements.

Controls

- (1) Development within and adjacent electricity easements is to consider the appropriate and current Development Guidelines including but not limited to:
 - I. TransGrid Easement Guidelines, Third Party Development;
 - II. Subdivision and Development Guidelines; and
 - III. Living and Working with electricity transmission lines.
- (2) Open space contained within a TransGrid electricity easement and any road crossings of the easement should be in accordance with the Indicative Layout Plan (refer to Figure 2-1, Figure 2-14 and Table 2-2).
- (3) Public roads within residential areas are encouraged adjacent to electricity easements to allow easy access to transmission towers and passive surveillance of open space (refer to Figure 3-1).
- (4) Where private ownership of the electricity easement is proposed, the number of private lots should be limited and contain a building footprint outside the easement (refer to Figure 3-2).
- (5) All proposed activities within TransGrid electricity easements require approval from TransGrid. Applicants should consult with TransGrid prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.
- (6) No buildings are permitted on land within the Endeavour Energy Easement.
- (7) Development affected by the Endeavour Energy Easement, including but not limited to, landscaping and fencing, must comply with Endeavour Energy specifications. This includes all development adjoining and/or interfacing with the Endeavour Energy Easement.

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part) Precinct

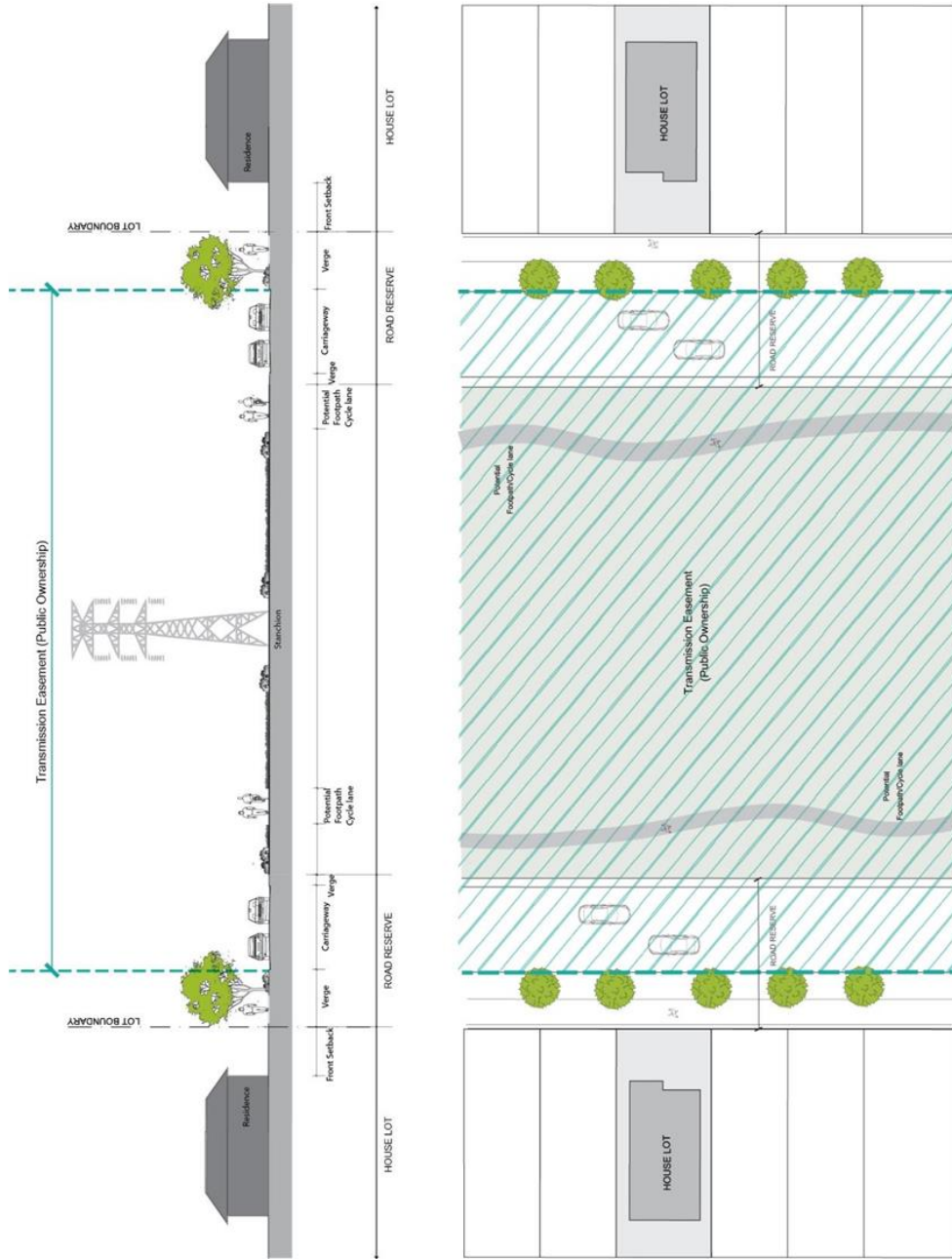


Figure 3-1: TransGrid Electricity Easement (Public Ownership)

Camden Growth Centre Precincts Development Control Plan – Schedule Six, Pondicherry (Part), Precinct

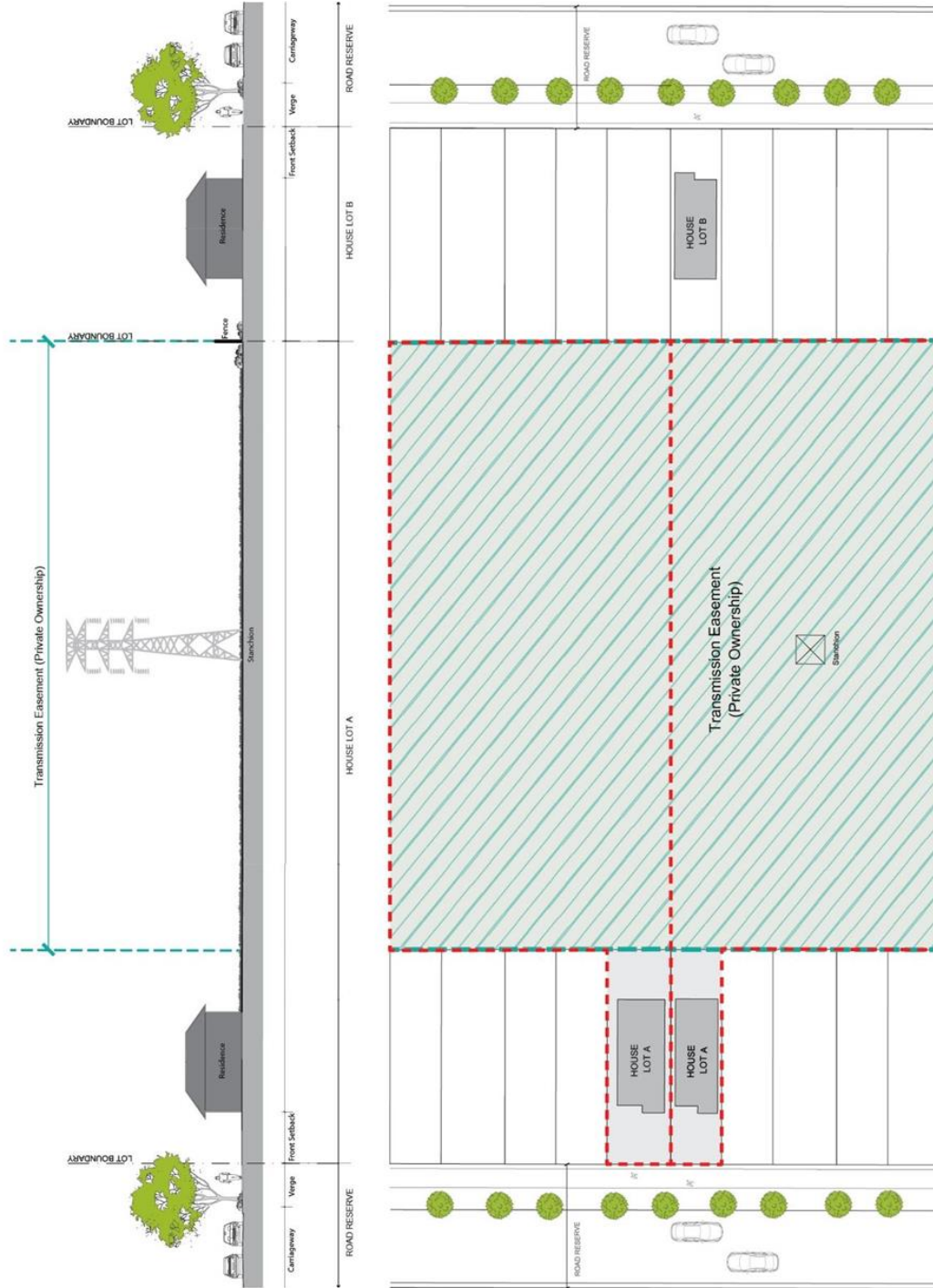


Figure 3-2: TransGrid Electricity Easement (Private Ownership)

3.2 Development near or on the Rail Corridor

Objectives

- a. To ensure that development on or near the rail corridor does not impact on integrity or safety.
- b. To ensure reasonable standards of amenity for residential development within the vicinity of the rail corridor.

Controls

- (1) Development within and adjacent to the North South Rail Corridor must take into consideration the following documentation:
 - I. Sydney Metro – Technical Services Sydney Metro Underground Corridor Protection Technical Guidelines;
 - II. Sydney Metro – Technical Services Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines; and
 - III. Development Near Rail Corridors and Busy Roads – Interim Guideline.
- (2) Developments adjacent to the North South Rail Corridor must be oriented towards the street.
- (3) Residential developments within 60m of the North South Rail corridor must incorporate Category 2 acoustic measures in accordance with the RMS' Development Near *Rail Corridors and Busy Roads – Interim Guideline*.

3.3 Road Network Green Links

Objectives

- a. To incorporate additional green links into the residential structure.
- b. To promote green infrastructure and tree canopy cover within residential neighbourhoods.
- c. To promote connectivity between neighbourhood parks.

Controls

- (1) The Road Network Green Link is to be provided generally in accordance with Figure 3-3.
- (2) Road Network Green Links are to be provided where the open space sharepath network is shown in Figure 2-14 identified within the Local Street.
- (3) Driveway crossovers of the green link are to be minimised.

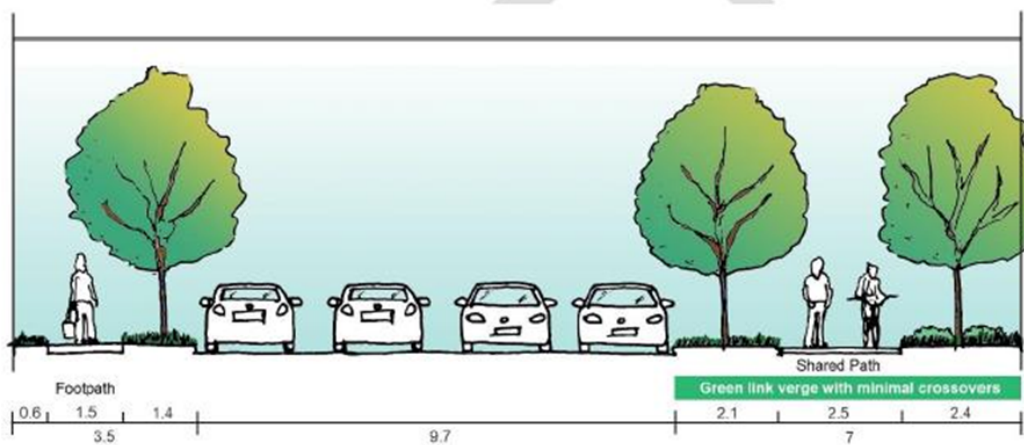


Figure 3-3: Road Network Green Link Cross-Section

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Attachment 3



Camden Local Planning Panel

Closed Meeting Minutes
20 October 2020

1.00pm
Meeting held by teleconference



CLOSED CAMDEN LOCAL PLANNING PANEL MEETING

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PRESENT 3
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 DECLARATIONS OF INTEREST 3
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MEETING COMMENCED AT 13.00PM**PRESENT**

Stuart McDonald (Chairperson), Sue Francis (Expert Panel Member), Mary-Lynne Taylor (Expert Panel Member), Debby Dewbery (Community Representative – South Ward).

ALSO IN ATTENDANCE

Manager Strategic Planning, Team Leader Land Use Planning, Strategic Planner, Governance Officer, Governance Administration Officer.

DECLARATIONS OF INTEREST

There were no declarations to be noted.

CCLPP01 PLANNING PROPOSAL - TRANCHE 41 (PONDICHERRY)**PANEL RECOMMENDATION**

That the Camden Local Planning Panel considered the draft Planning Proposal and supports the Council officer's report for the following reasons:

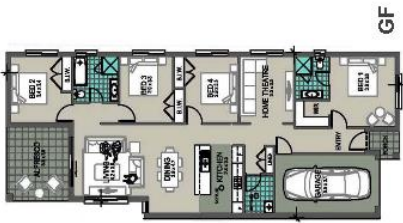
1. The Panel is of the opinion that the Planning Proposal has strategic and site specific merit.
2. The Planning Proposal will contribute towards Camden's housing supply within the South West Growth Area which presents an appropriate location that could facilitate housing diversity.
3. The proposal responds to the context of the South West Growth Area, in particular the established precinct of Oran Park which is compatible with R2 Low Density Residential Development. The proposed R2 Low Density Residential zone which is conducive to lot sizes ranging between 300m² to 600m² is consistent and integrates with the existing neighbouring character of Oran Park to the south.
4. Future development as a result of this proposal will be adequately serviced by existing and planned infrastructure and will not generate wider environmental, social and economic impacts. In particular the Panel notes the advice of the Council officers that the land that is the subject of the Planning Proposal does not contain any koala habitat.
5. The Panel accepts Council officer's advice that the Planning Proposal will need to further address contributions towards active open space, consolidation and improved connectivity of passive open space, and the sizing of proposed stormwater basins.
6. The Panel recommends to the Council that the Planning Proposal be supported to proceed to a Gateway Determination.

VOTING NUMBERS

The Panel voted 4-0 in favour of the recommendation.

MEETING CLOSED AT 1.23PM

10m Frontage - Single Storey



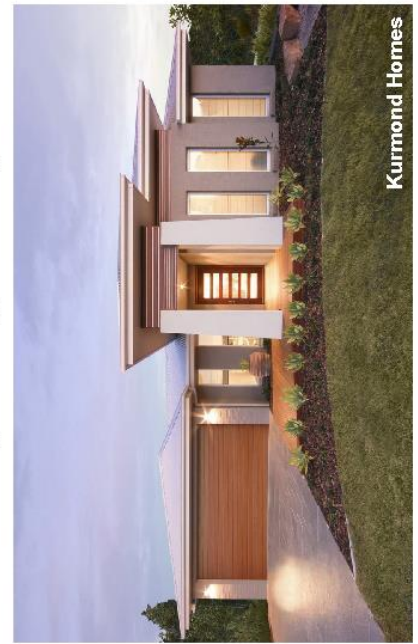
12.5m Frontage - Single Storey



15m Frontage - Single Storey



17m Frontage - Single Storey



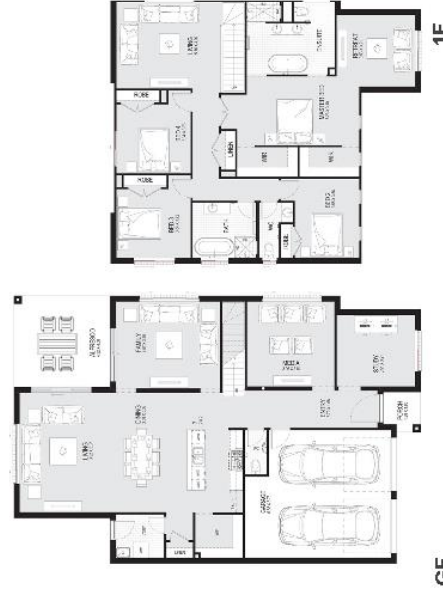
10m Frontage - Double Storey



12.5m Frontage - Double Storey



15m Frontage - Double Storey



17m Frontage - Double Storey



Pondicherry

Housing Market Assessment

March 2019

Final



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Prepared for:

Department of Planning and Environment (NSW) & Greenfields Development Company (No 2) Pty Ltd

MacroPlan staff responsible for this report:

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Thomas Killalea, Analyst

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Attachment 5

DRAFT

Executive Summary

MacroPlan has been engaged by Greenfields Development to undertake a housing market assessment of the Pondicherry Precinct in the South West Growth Area (SWGGA). This report provides an estimate of the size of the market and demand for particular housing types based on consumption and demand data.

Our housing assessment examines market and demographic-based housing need across the whole of the Pondicherry Precinct and provides recommendations for housing delivery within the Precinct.

This report forms part of a suite of technical documents that are being prepared as part of the Precinct Acceleration Protocol (PAP) for the Precinct Planning.

Greenfields Development Company No.2 entered into a voluntary planning agreement (VPA-1) with the Minister for Planning on 4th April 2018. The VPA requires planning to be undertaken in Pondicherry with a suite of technical studies to inform the preparation of an Indicative Layout Plan (ILP) for the Pondicherry Precinct to delivery housing and service infrastructure necessary to accelerate the Precinct.

Our housing analysis assumes a prospective extent of residential and non-residential land use allocations at Pondicherry and has been prepared to inform 'early thinking' about how the Precinct may ultimately develop. It has been prepared independent of other work that will address the social, retail, and open space needs of Pondicherry's future population. Our initial population projections and estimates of housing need provided in this report may, therefore, be further refined over time to reflect other consultant findings and the Precinct's design progression.

Importantly, in considering the likely housing demand characteristics of Pondicherry, it is necessary to view the Precinct as an adjunct to the already established Oran Park Precinct, which lies immediately to the south – and other greenfield Precincts as well. Oran Park is an established Precinct in the SWGA, although further development within this Precinct around its proposed new town centre-based railway station will complete its final residential offering. We draw on information from the ABS-defined Cobbitty-Leppington 'SA2' area which includes Oran Park, as well as selected suburbs in Camden, to understand how the Precinct has progressed to date and how the locality's housing supply may unfold. We also consider housing supply and demand trends from other land release locations across the South West region. This broader analysis of trends is warranted, given the sharp increase in property prices over the past five years, and the deterioration in affordability for both new and established housing. An evaluation of affordability across the broader region provides a further context for future housing delivery at Pondicherry.

The regional context of the Pondicherry Precinct is set to be greatly transformed. Proximity to an upgraded the Northern Road means that access to future employment nodes, including the Western Sydney Aerotropolis, will be a clear point of attraction. The advent of the North South Rail Line (NSRL) and South West Rail Link Extension (SWRLE)¹, Oran Park and the proposed Airport further adds to this attraction.

¹ In the future, there will be more investigations to identify suitable station locations along the passenger rail corridors (Transport for NSW).

A key product of our analysis is the determination of recommended housing formats and lot size composition for the Precinct. These are presented in the table below. Our projections include a clear skew towards small lot housing, reflecting the affordability pressures across the region and recent demand preferences.

Table 1: Indicative Lot Mix, Pondicherry Precinct

Dwelling Format	Lot Size (m ²)	Proportion (% of total)	Estimated total number of dwellings
Very large lots	600+	9-10%	240-260
Large lots	500-599	12-13%	330-360
Standard lots	400-499	26-27%	670-720
Small lots	300-399	24-25%	620-670
Very Small lots	<300	13-15%	330-350
Medium Density	{ Includes 125 (attached) - 200 (semi-detached)	11-12%	310-340
Total	-	-	2,500 - 2,700

Source: MacroPlan (2019)

Medium density housing is not prevalent in Camden LGA but we expect that it can be a substantive component for the subject Precinct, on the basis of amenity and affordability. The potential for amenity value from higher density housing located next to recreation features (i.e. playing ground, district open spaces and parks, South Creek etc.). The offering would attract family households, retirees and empty nesters. As shown by our demographic analysis, we observe the solid growth in the number of the aforementioned types of household, and they are arguably the most price sensitive buyers.

Section 1: Introduction

MacroPlan has been engaged by Greenfields Development to undertake a housing market assessment of the Pondicherry Precinct in the South West Growth Area (SWGGA), essentially reflecting the typical requirements for this type of technical study as outlined by the NSW Department of Planning and Environment (DPE). This report builds on previous work undertaken by MacroPlan, which also considered the amount of retail and ancillary floorspace the Pondicherry Precinct could support².

This report is structured as follows:

- **Section 2:** Background & Methodology
- **Section 3:** Housing Market Demand Profile
- **Section 4:** Residential Supply & Market Overview
- **Section 5:** Recommendations
- **Section 6:** Conclusion

² i.e. Retail and Employment Assessment (MacroPlan)

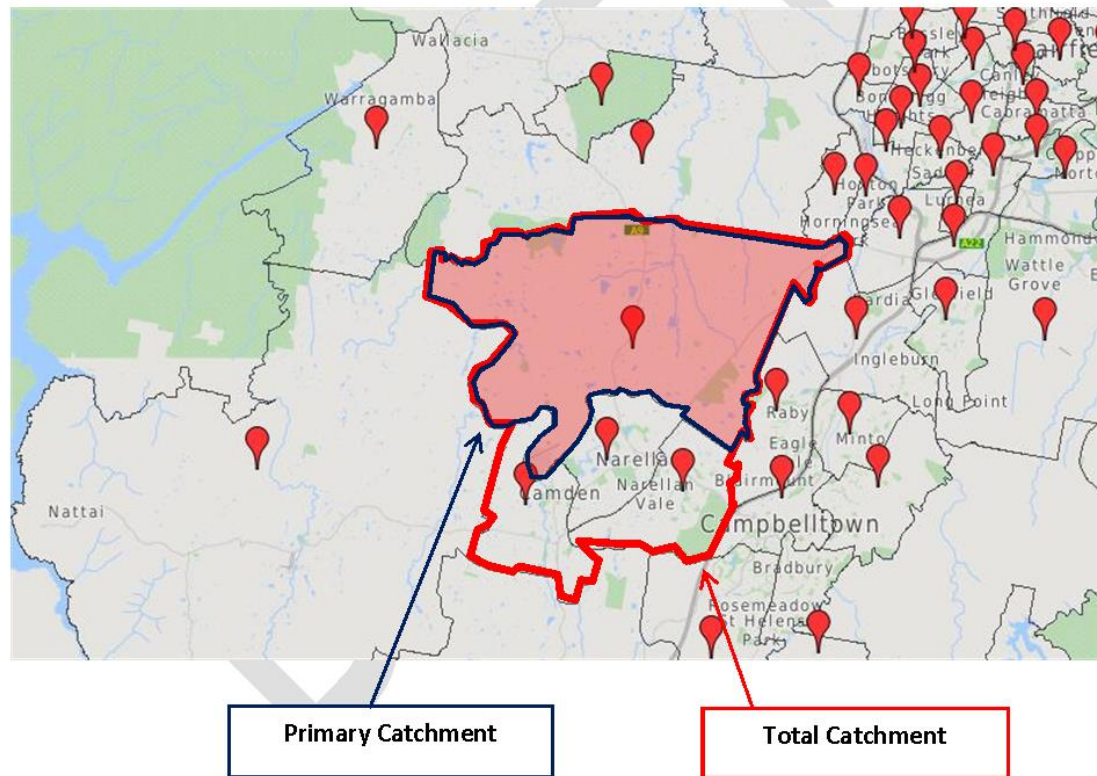
Section 2: Background & Methodology

For the purpose of our investigation, we define the study area(s) as below:

- **Primary Catchment:** Cobbitty – Leppington SA2³
- **Secondary Catchment:** Camden LGA⁴ excluding the primary catchment area
- **Total Catchment:** Camden LGA

The catchment has been selected having regard for those suburbs surrounding the Pondicherry Precinct that form a likely 'trade' catchment for any new housing, services or amenities that may be introduced at the Precinct.

Figure 1: Catchment Delineation

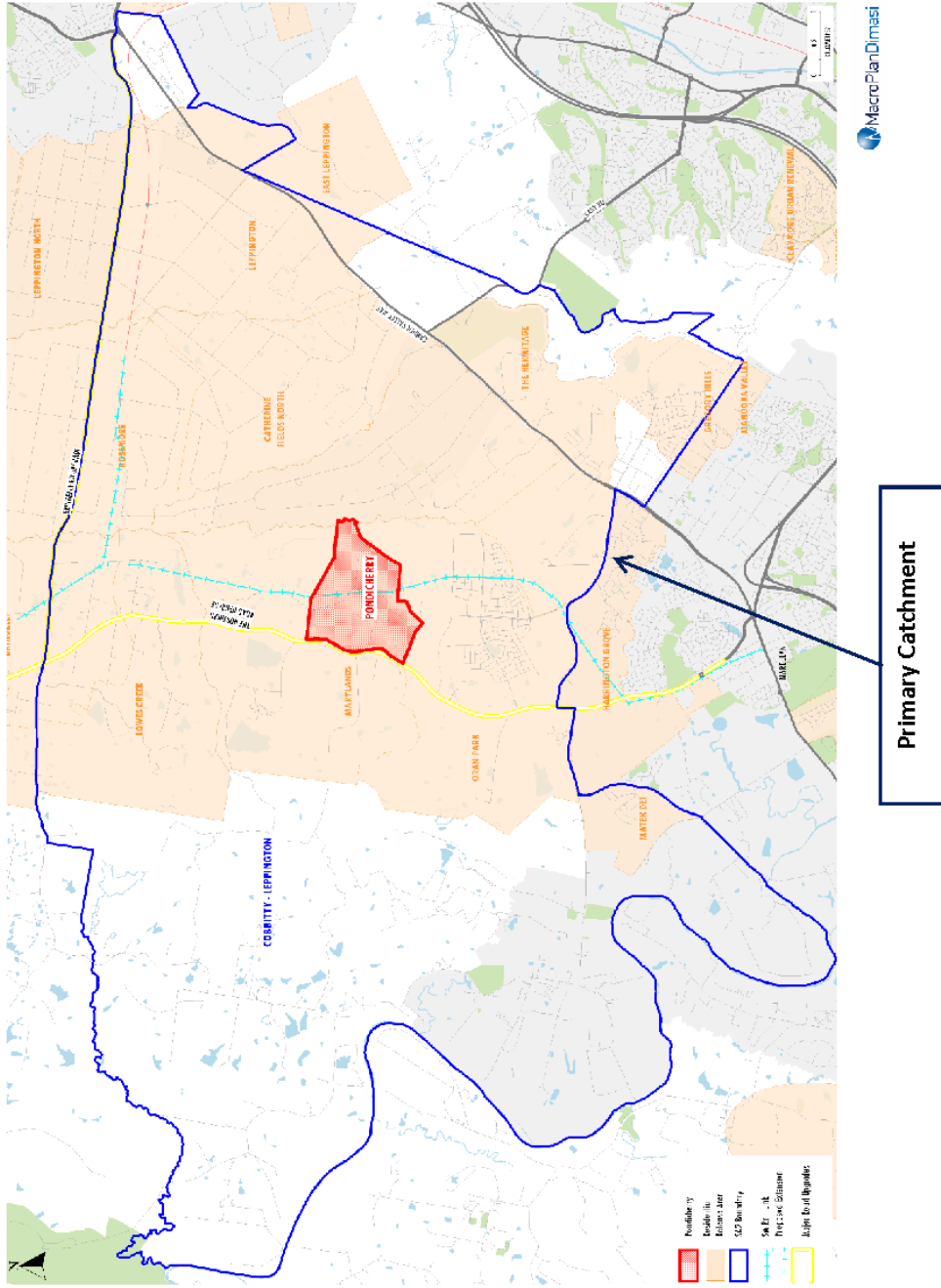


Source: ABS (2019), MacroPlan (2019)

³ i.e. Statistical Area Level 2. The SA2 is the smallest area for the release of Australian Bureau of Statistics (ABS) non-Census and Intercensal statistics, including the Estimated Resident Population and Health & Vitals data.

⁴ i.e. Local Government Area

Figure 2: Pondicherry (Locality)



Source: MacroPlan (2019)

2.1 Methodology

The aim of our independent assessment is to provide evidenced-based advice with respect to the potential product mix to suit the housing needs of the area's incoming population and to inform an Indicative Layout Plan for the Pondicherry Precinct. Our assessment also considered the spatial context of the subject Precinct, its projected yield and its potential role in contributing to the ongoing population growth of the Pondicherry Precinct and the South West Growth Area (SWGA) generally.

Our assessment includes the following:

- Analysis on current and future residential land supply including detailed commentary on current market positioning of Pondicherry and the SWGA generally. Our analysis looked specifically at Oran Park but also at trends across the SWGA to determine market depth, housing appetite and delivery trends that may influence housing product provision at the new Precinct.
- Identification on current and future levels of land and housing demand for the Precinct. This assessment includes building the socio-demographic profile of the Pondicherry Precinct and the identification of a range of product demand opportunities to suit demographic sub-markets.
- Review of key non-market determining factors for dwelling production (e.g. service availability, status of transport and water infrastructure upgrades; the availability and proximity to new rail infrastructure), and the likely combined impact on lot product rates and demand.
- Recommendations in relation to the appropriate mix of dwelling types and densities that the market could be expected to deliver at Pondicherry, taking into consideration housing affordability and maximisation of commercial viability of the Precinct.

2.2 Data and Information Sources

Our research draws on a wide range of information sources, including: various Council documents, Population Projections - NSW Department of Planning and Environment (2016), Department of Jobs and Small Business, Employment Projections; Census of Population and Housing, Australian Bureau of Statistics (ABS) – various latest ABS statistics (2019) and ABS Census data (2011 & 2016); and relevant experience throughout NSW and Australia, with particular reference to socio-economic profiles, area trends, and recent market performance.

2.3 Limitation

The information in this report has been obtained from, and opinions herein are based on, sources believed to be reliable. Although great care has been taken to ensure accuracy and completeness in this report, MacroPlan has not independently verified and does not accept responsibility for its completeness and accuracy of the factual information on which its opinions and assumptions are based. Further, as the report involves future forecasts, it can be affected by a number of unforeseen variables. It represents for the party to whom or which it is addressed the best estimates of MacroPlan, but MacroPlan can give no assurance that any forecasts will be achieved.

2.4 Local Context

Pondicherry is located approximately 22km from the Western Sydney Aerotropolis and 40 km from the Parramatta CBD. The Precinct's location is adjacent to the Northern Road (connecting to the Western Sydney Airport, the M7 Motor Way and the proposed M12) and proximate to Oran Park, South Creek, Lowes Creek, Maryland Precincts, within the SWGA.

Figure 3: Pondicherry Precinct (Locality)



Source: Neamap (2019)

Pondicherry Precinct abuts the SCW to the north, The Northern Road to the west, South Creek to the east. The land use of the region is transitioning from rural to urban, particularly Leppington and Oran Park.

The Pondicherry Precinct is largely vacant and is used primarily for grazing.

2.5 Strategic Planning Background

In this section of the report, the legislative and policy context relevant to the Pondicherry Precinct is examined. It aims to highlight the key policy drivers effecting the future development of the subject Precinct in the context of current and predicted market and demographic trends.

2.5.1 A Metropolis of Three Cities (GSC)

The Greater Sydney Region Plan: A Metropolis of Three Cities was released by the Greater Sydney Commission (GSC) in October 2017 and finalised in March 2018. It was developed concurrently with the metropolitan transport plan, Future Transport 2056, and the State Infrastructure Strategy, and creates a metropolis of three cities to rebalance growth and opportunities for people across Greater Sydney. It aims to deliver a 30-minute city to provide better access to jobs, schools, and health care within close distance to people's homes.

The purpose of the Plan is to:

- Set a 40-year vision (up to 2056) and establish a 20-year plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters;
- Inform district and local plans and the assessment of planning proposals;
- Assist infrastructure agencies to plan and deliver for growth and change and to align their infrastructure plans to place-based outcomes;
- Inform the private sector of the vision for Greater Sydney and infrastructure investments required to manage growth;
- Inform and engage the wider community so the Plan can best reflect the values and aspirations of all.

2.5.2 Western City District Plan (GSC)

The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly LGAs. The Greater Sydney Commission estimates the Western City will house approximately 1.5 million residents by 2056 and be a thriving economic centre, well connected by various transport links. Due to its strategic proximity to the Western Sydney Airport, the Western City will comprise an 'Aerotropolis' that provides a range of economic opportunities.

A City Deal has been created for Western Sydney, with the involvement of the Western City District, Blacktown and relevant councils, State and Federal government. Planning for the Western Sydney Airport and Badgerys Creek Aerotropolis will be coordinated through the Western Sydney City Deal. The Western Sydney City Deal includes six commitments: connectivity, jobs for the future, skills and education, liveability and environment, planning and housing and implementation and governance.

Moreover, the presence of three long-established centres provides the opportunity for a polycentric urban structure including 'Liverpool', 'Greater Penrith' and 'Campbelltown-Macarthur'. A cluster of four centres (i.e. including the emerging Badgerys Creek Aerotropolis) will deliver the metropolitan functions of providing concentrations of higher order jobs and a wide range of goods and services.

For the Western City District, the 5-year (2016-2021) housing supply target and the 20-year (2016-2036) strategic housing target are 39,850 and 184,500 dwellings, respectively. This equates to an average annual supply of 9,222 dwellings, or approximately one in four completions of all new homes in Greater Sydney over the next 20 years.

In the case of Pondicherry, the greatest increase in population is expected in Camden LGA. It is forecast that Camden LGA will grow by 178% by 2036, mostly in the South West Growth Area (SWGA). Camden LGA is allocated a 5-year housing demand target of 11,800 dwellings, which accounts for about 30% of the total future Western City District's supply.

2.5.3 South West Growth Area (DP&E NSW)

The South West Growth Area (SWGA) is situated approximately 30 km south-west of the Parramatta CBD and from the Western Sydney Aerotropolis. It is one of the largest greenfield areas released by the NSW government to facilitate urban residential growth.

The SWGA operates an initiative to develop Growth Areas and Precincts across Sydney under the State Environmental Planning Policy (*Sydney Region Growth Centres 2006*). These areas provide opportunities for new jobs, community services and open spaces to service a range of housing that suit different needs, budgets and lifestyle choices.

The SWGA is also designed to run concurrently with the planning for Western Sydney Aerotropolis with a view to better connect new suburbs with the proposed Western Sydney Airport, North South Rail Line, South West Rail Link Extension and the nearby Western Sydney Parklands.

The SWGA totals approximately 10,200 ha in size and includes parts of Liverpool, Camden and Campbelltown LGAs. The SWGA is divided into 14 Precincts that are progressively being released for planning and rezoned, to accommodate the ongoing population growth in Western Sydney. It is anticipated that upon full development, the SWGA will provide approximately 80,000 homes for 256,000 residents.

Oran Park

The Oran Park Precinct is located in the western portion of the SWGA within the suburb of Bringelly in the Camden Local Government Area (LGA). The Precinct is generally bounded by Cobbitty Road to the south; South Creek and its tributaries and the curtilage of Oran Park House to the east; 330kV power lines, creek lines and ridgelines to the north; and the boundary to the McIntosh property to the west. The Northern Road bisects the Precinct north south.

The precinct is one of 14 precincts in the SWGA, of which 8 have been rezoned under State Environmental Planning Policy (*Sydney Region Growth Centres*) 2006 (*Growth Centres SEPP*) for urban development. Several Precincts in the SWGA have been rezoned for urban land uses and have undergone significant development in places such as Oran Park, Catherine Fields (Part), Turner Road, East Leppington, Edmondson Park, Leppington, Austral and Leppington North. Supported by investment in infrastructure including road upgrades, the South West Rail Link to Leppington Station, and utilities including water, sewer, and electricity, these areas are developing into new communities.

The Oran Park Precinct anticipated to deliver around 7,540 new residential dwellings, 50,000 m² of retail in the town centre and a range of commercial spaces including a medical centre and allied health Precinct. To date, there are already 3,000 dwellings the initial stages of the town centre which have been delivered.

2.5.4 Community Strategic Plan (Camden Council)

In accordance with Integrated Planning and Reporting (IPR) requirements, Council's previous Community Strategic Plan (CSP), Camden 2040 was reviewed and revised following the 2016 Council elections. The review process identified that the community's needs and aspirations remained generally consistent the vision and directions of Camden 2040 (2011).

In continuation of the vision of Camden 2040, the revised CSP sets out the vision of 'sustainability' for the Camden LGA to 2040, with a focus on retaining the features that are most valued by the community now as well as responding to rapid and extensive urban development and population growth. It sets out a range of high-level directions and objectives, with broad strategies for their achievement.

The CSP also noted that the Camden LGA is one of the fastest growing areas in Australia and expects to have a population in excess of 226,000 by 2036, with a potential increase in population from culturally and linguistically diverse backgrounds.

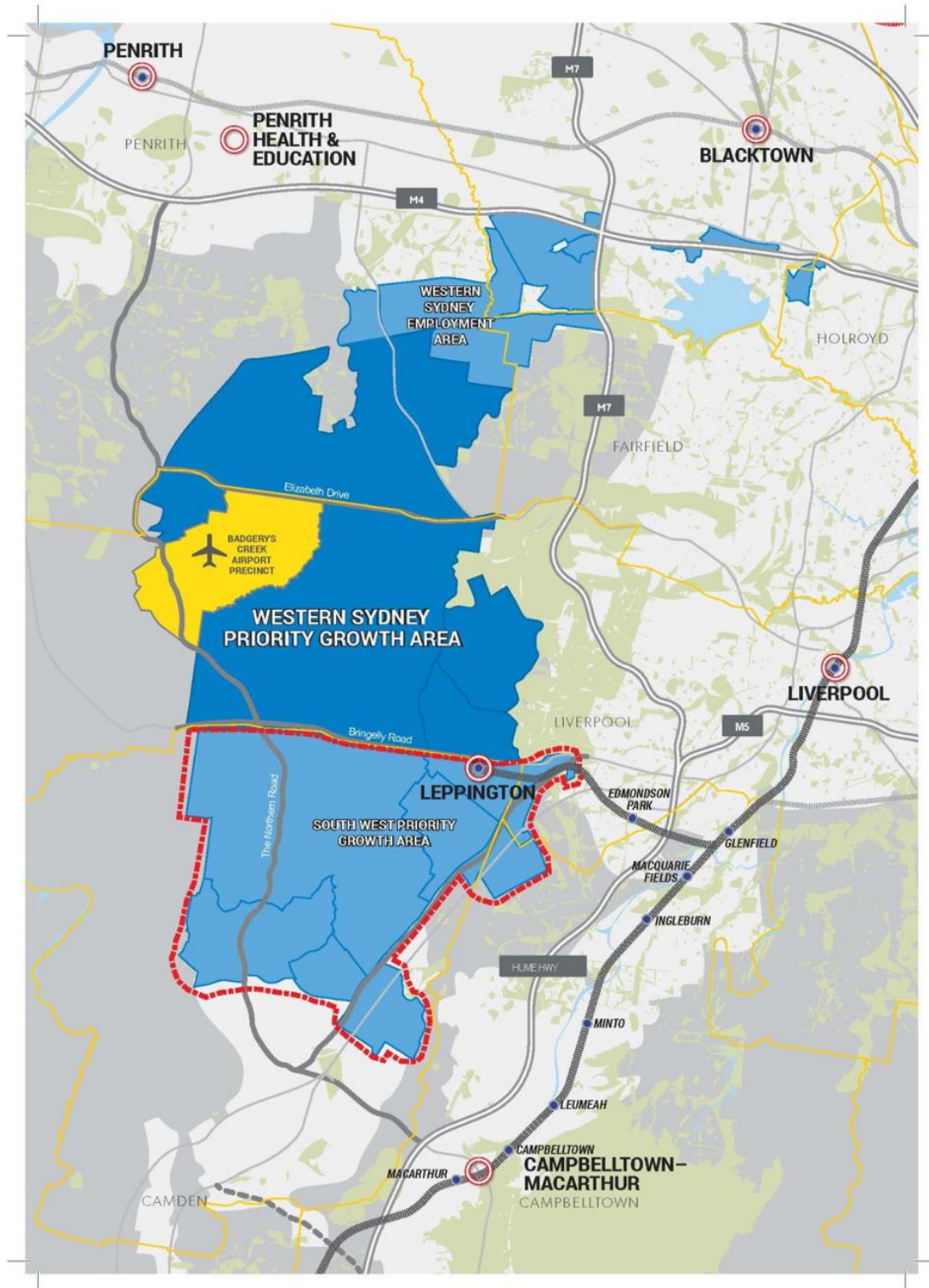
The revised CSP that by 2040, Camden will be a place that:

- Effectively manages Camden's growth, ensuring that urban development is sustainability planned for and provides a balance between population growth, development and the environmental protection, and that impacts on rural land is minimal through adequate protection.
- Enhances the experiences in and connections between the natural and built environment, sustaining the health, well-being and prosperity of residents, through the preservation of heritage, conservation of native flora and fauna, waterway maintenance and improvements, and effectively managing and monitoring the environmental quality of the area.
- Provides access to effective and sustainable transport, which supports enhanced environmental systems and healthy and connected communities, providing access to employment, education and local services, as well as to the wider Macarthur and Sydney metropolitan regions.

In addition to these key directions, Council also identified the following needs and challenges:

- Provision of services and facilities
- Needs of different target groups within the community
- Environmental impact due to urban growth
- Protection of rural and heritage character

Figure 4: Western Sydney Growth Area



Source: DP&E (2019)

- Urban development
 - Household size
 - Housing density
 - Housing diversity
 - Housing affordability
 - Supporting infrastructure
- Industry and commercial development
- Jobs/local employment
- Advocacy on behalf of the community (i.e. social services, infrastructure etc.)
- Implications of Federal, State and Regional plans/strategies

A key product of our analysis is the determination of recommended housing formats and lot size composition for the Precinct. Our recommendation will consider the above list of opportunities and challenges for Council.

2.5.5 Transport Infrastructure Context (RMS)

Pondicherry lies within the Suburb of Oran Park in Sydney's South West and within an area that makes up the South West Growth Area. The SWGA will be impacted by substantial economic growth and development resulting from major infrastructure investment in transportation systems within the Western Sydney Aerotropolis. One of the most prominent development projects to occur within the area is that of the Western Sydney Airport which will be located in Badgerys's Creek, roughly 22km from Pondicherry.

The Pondicherry Precinct lies adjacent to the Northern Road. The Northern Road connects Pondicherry to the Western Sydney Airport and Aerotropolis. The Northern Road itself is undergoing a major upgrade as part of the Western Sydney Infrastructure Plan, with construction commencing in 2016. A stretch of 35 kilometres of the road from the Old Northern Road, Narellan to Jamison Road, South Penrith which is to be upgraded from two to four lane undivided road to a six to eight lane divided road.

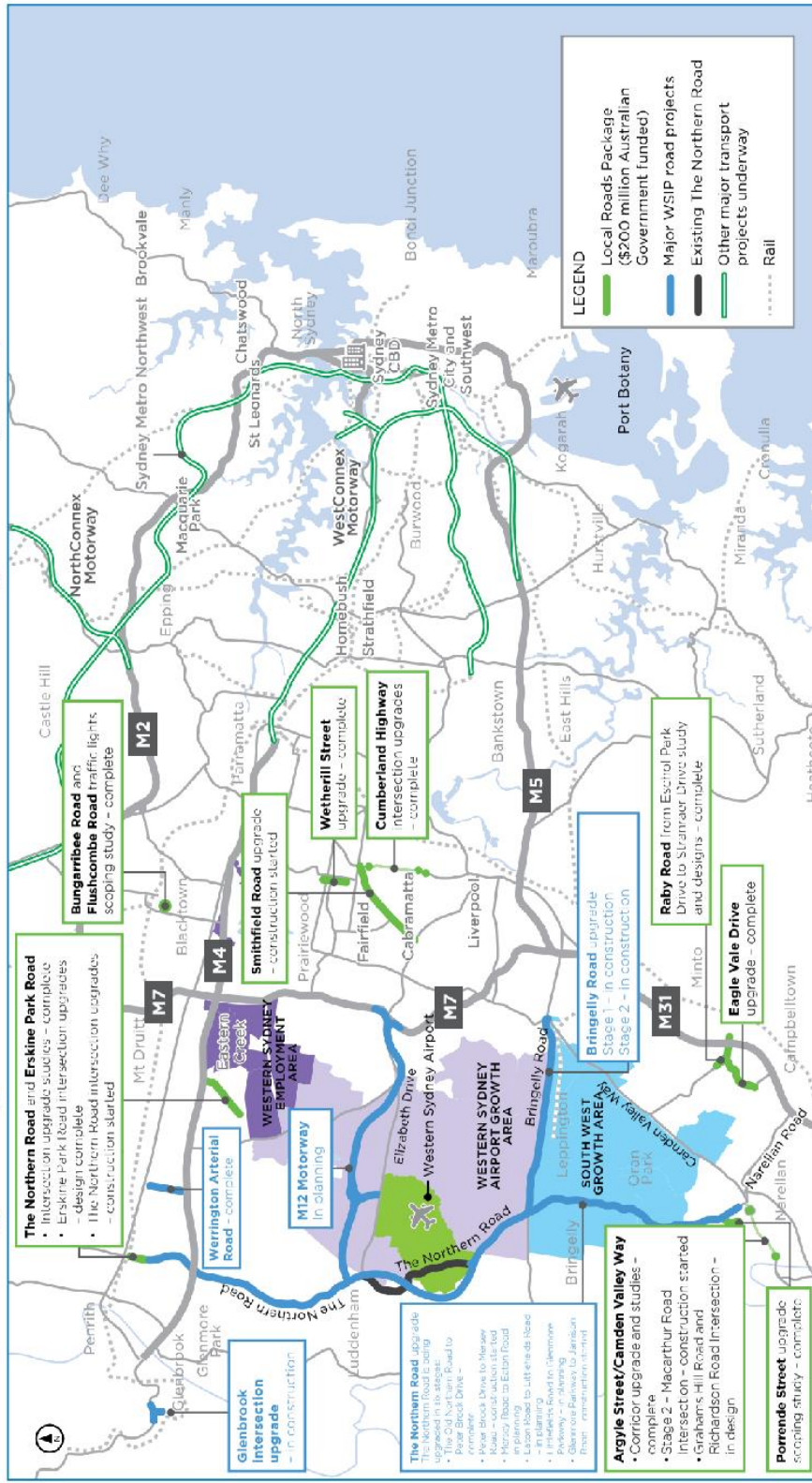
The Northern Road upgrade has been divided into 6 sections. The stage of the upgrade which has the most direct impact on Pondicherry is stage one, which is a 3.3 km section of the road from The Northern Road to Peter Brock Drive⁵. This section of The Northern Road upgrade was completed in April 2018.

The NSW Government is investigating potential upgrades to rail networks within Western Sydney. The upgrades are intended to service future growth and provide transport for the Western Sydney Airport. Part of the proposed extension is to connect Leppington to the Aerotropolis via South West Rail Link Extension and a North South Rail Line extending from St Marys to Oran Park. We envisage that a proposed Oran Park Station will provide the residents of Pondicherry with a convenient and timely public transport option that will connect them to Western Sydney and other regions in Greater Sydney.

⁵ The upgrade involved widening of the road from Old Northern Road to Peter Brock Drive to create three lanes in each direction including a kerbside bus lane. The provision of a dedicated public transport lane within a near proximity to Pondicherry will provide future residents with reliable and convenient public transport. A plausible finale destination for bus services is Campbelltown with Oran Park town centre being a possible stopping point.

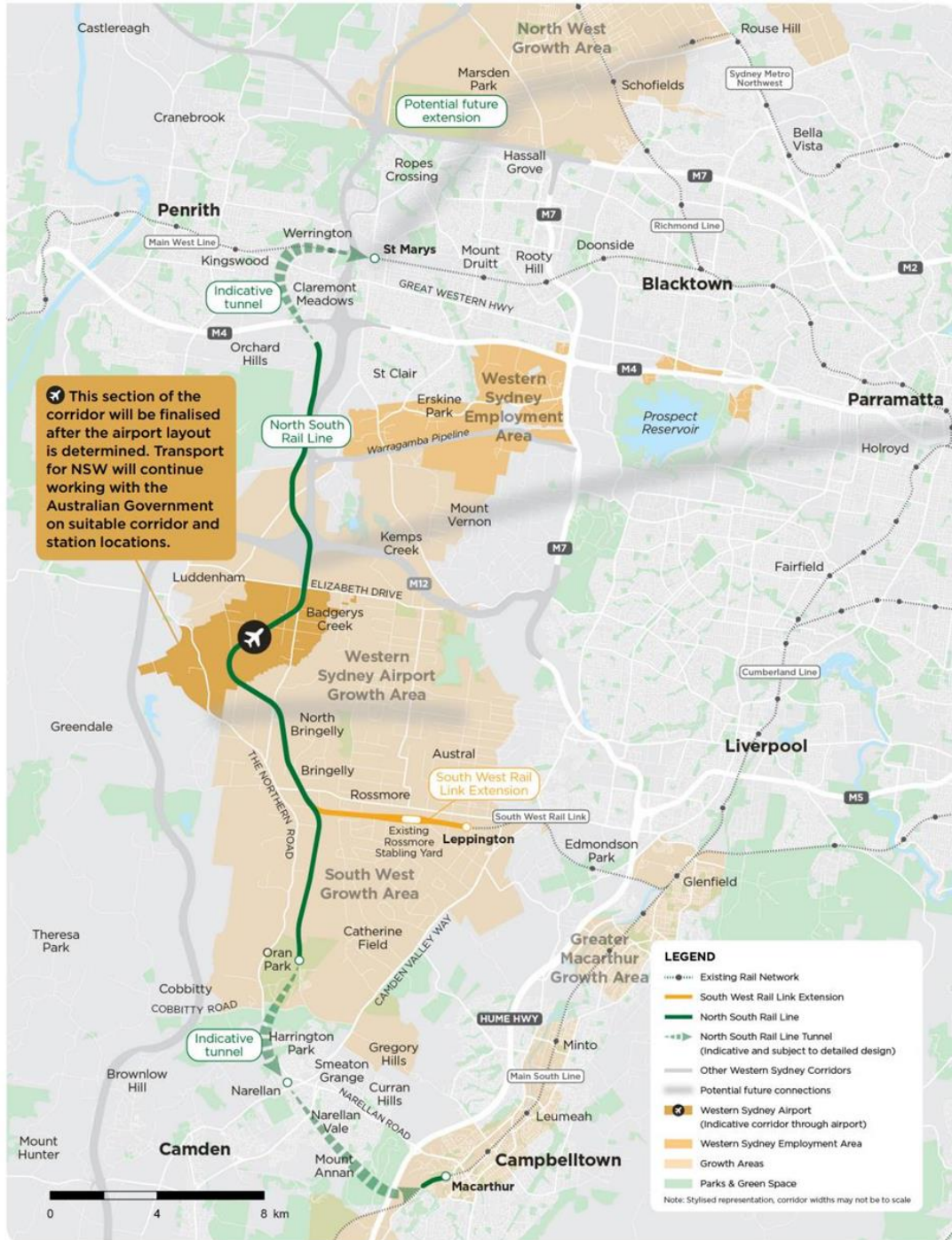
Figure 5: Western Sydney Infrastructure Projects Map

Western Sydney Infrastructure Plan (WSIP) - \$3.6 billion



Source: Transport Roads & Maritime Service (2019)

Figure 6: Recommended Corridors for the North South Rail Line and South West Rail Link Extension



Source: TfNSW (2019)

Section 3: Housing Market Demand Profile

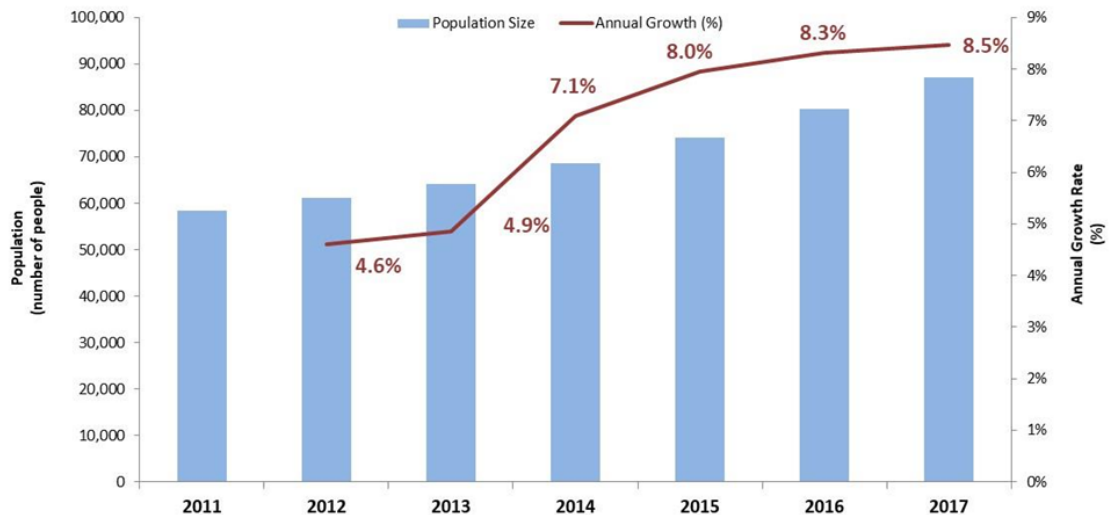
In this section of the report, MacroPlan identifies the current and future levels of land and housing demand for Pondicherry based on demographic and socio-economic indicators, especially from ABS Census data (2011 & 2016). This assessment also considers a range of product demand opportunities by demographic sub-markets and examines inter-urban migration demand.

We used the Camden LGA to provide a clear indication of demand and to understand the likely socio-demographic profile of Pondicherry. For a more precise insight the SA2 region of Cobbitty-Leppington has also been used as a proxy for future demographic characteristics at Pondicherry.

3.1 Historical Population Trends

As of 2017, the total catchment area (i.e. Camden LGA) entailed 87,068 people. The population grew by approximately 25,941 people between 2012 and 2017, equating to average growth rate of 7.3% per annum. This annual rate of growth surpassed that were observed in the Greater Sydney (1.9%).

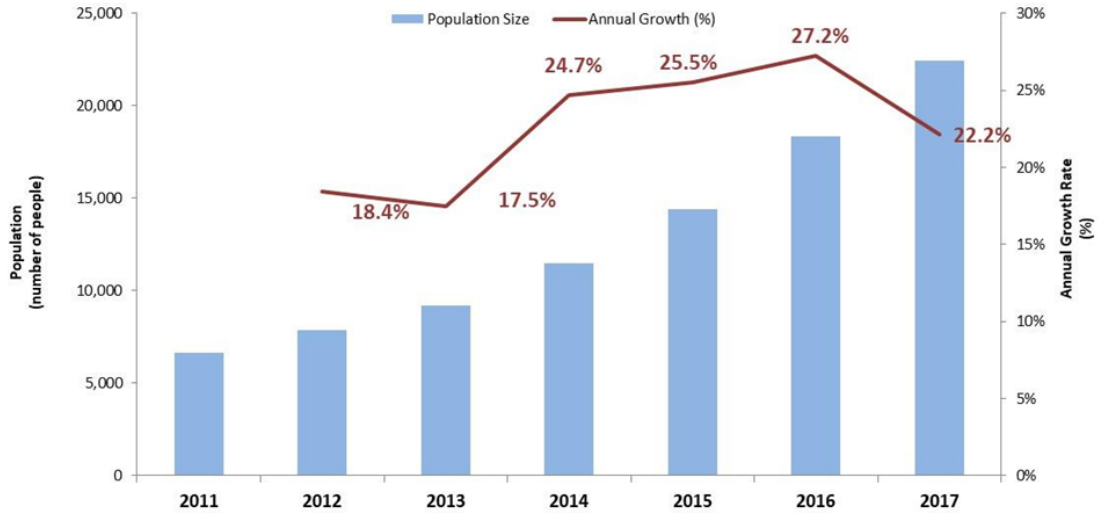
Figure 7: Historical Population Trends, Camden GLA



Source: ABS ERP (2018)

Particularly, the Cobbitty-Leppington SA2 region has led the recent surge in population growth, which grew by an average growth rate of 23.4% per annum between 2012 and 2017.

Figure 8: Historical Population Trends, Cobbitty-Leppington SA2



Source: ABS ERP (2018)

Our demographic analysis points to strong growth in Camden. There has been prominent growth in the 20-29 and 30-39 age cohorts as well as the 0-14 age cohort indicating that there has been an inflow of young families and young professionals in the region (i.e. potential first home buyers). This interpretation is supported by first home buyer data, which is shown further into this section (Figure 17, Page 33).

The Cobbitty-Leppington SA2 region saw similar trends to Camden, but the growth has been more rampant. More detailed analysis of population by age indicates that the primary catchment (i.e. Cobbitty-Leppington SA2) demographic profile is somewhat younger than that of the Camden LGA. Almost a quarter of the population comprised of children aged 0-14. Persons aged 30-39 (19.4%) were the second biggest age cohort followed by persons aged 20-29 (16.9%).

The dominant groups of the Cobbitty-Leppington SA2 region are young families & young professional couples (with/without children). The rate of growth in the young adult and young family cohorts surpassed that observed in Camden and Greater Sydney, which is expected to maintain the primary catchment's young age profile.

We also note that there is a considerable proportion of elderly population, as seen across Australia, possibly still residing in established suburbs. The rate of expansion in Camden has exceeded the profile associated with ageing in place – it is evident that retiree age households are moving into the Camden LGA. In many cases, this inward movement will be through the purchase of an established house (at a lower price than suburbs located closer to the Inner Sydney region). However, purchases of smaller lot housing or retirement living housing are likely to be relevant.

Table 2: Historical Population Trends by age cohorts, Camden LGA

Age Cohort	2012	2017	Annual change	CAGR (%)*
0-14	14,615	21,101	6,486	7.6%
15-19	4,579	5,921	1,342	5.3%
20-29	8,172	12,401	4,229	8.7%
30-39	9,129	13,874	4,745	8.7%
40-49	8,922	12,200	3,278	6.5%
50-59	6,864	9,172	2,308	6.0%
60+	8,846	12,399	3,553	7.0%
Total	61,127	87,068	25,941	7.3%

* Compound Annual Growth Rate
Source: ABS ERP (2018)

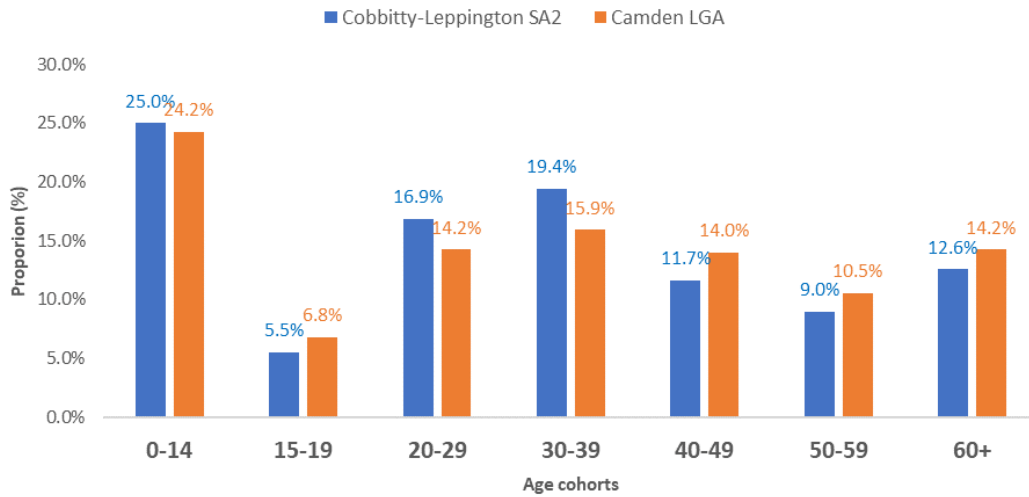
Table 3: Historical Population Trends by age cohorts, Cobbilfy-Leppington SA2

Age Cohort	2012	2017	Annual change	CAGR (%)*
0-14	1,600	5,606	4,006	28.5%
15-19	580	1,234	654	16.3%
20-29	1,271	3,789	2,518	24.4%
30-39	887	4,351	3,464	37.4%
40-49	1,004	2,618	1,614	21.1%
50-59	984	2,012	1,028	15.4%
60+	1,521	2,822	1,301	13.2%
Total	7,847	22,432	14,585	23.4%

* Compound Annual Growth Rate
Source: ABS ERP (2018)

Demand from older families/upgraders is consistent with the aspirations for larger lots. It appears that there is also a solid inflow of upgraders in Camden, but relatively modest growth compared to younger age cohorts due to the increasing supply of smaller residential lots and housing typologies in the region over the past 3 to 5 years.

Figure 9: Population Composition, Cobbitty-Leppington SA2 and Camden LGA



Source: ABS ERP (2018)

3.2 Migration Pattern

Over the five year period to 2016 there were 14,378 inward migrants to the Camden LGA and 1,212 outward migrants, resulting in net inward migration of 13,166 persons. Whilst inward migration provides an indication of likely demand; outward migration does not reflect the recent local market trends, as these residents were in the region before significant change occurred in the South West.

The largest source of **net inward migration** came from the following LGAs:

1. Campbelltown (4,477 persons)
2. Liverpool (4,264 persons)
3. Fairfield (1,433 persons)
4. Canterbury-Bankstown (1,122 persons)
5. Blacktown (542 persons)

Net outward migration occurred to the following regions:

1. Wollondilly (417 persons)
2. Wollongong (155 persons)
3. Shoalhaven (90 persons)

4. Wingecarribee (54 persons)
5. Mid-Coast (43 persons)

Movement will primarily come from established families selling existing houses, particularly capitalising on the increase in house prices in adjacent areas such as Campbelltown and Liverpool, and trading off travel times against the more affordable new housing that will be available at Camden.

Table 4: Net Inward Migration by Age Cohort (2011 – 2016), Camden LGA

	(Age Cohort)				
	0-19	20-34	35-49	50-64	65+
Inward	4,910	6,985	5,190	2,575	1,495
Outward	1,692	2,667	1,774	1,184	591
Net Inward	3,218	4,318	3,416	1,391	904
Proportion (%)	24.3%	32.6%	25.8%	10.5%	6.8%

Source: ABS Census (2011 & 2016)

3.3 Place of Birth

The proportion of local born residents in Camden is higher than for Greater Sydney (57%). According to the Census (2016):

- 77.4% of the Camden residents is born in Australia (Census 80.2%);
- 17.5% of the population is born Overseas (Census 2011 - 15.8%); and
- 4% of the population is born in Asia (Census 2011 – 2.5%).

Table 5: Place of Birth, Cobbitty-Leppington SA2, Camden LGA, & Greater Sydney

Place of Birth	2011			2016		
	Cobbitty - Leppington	Camden	Greater Sydney	Cobbitty - Leppington	Camden	Greater Sydney
Australia	69.6%	80.2%	59.9%	68.1%	77.4%	57.1%
Overseas	21.6%	15.8%	34.2%	23.3%	17.5%	36.8%
Not Stated	8.8%	3.9%	5.8%	8.6%	5.0%	6.2%

Source: ABS Census (2011 & 2016)

Notably, Cobbitty-Leppington SA2 area has a cultural richness. Between 2011 and 2016, the region has become bigger and more multicultural. The greater disparity in cultural diversity is expected to have an impact on service needs, housing choices and preferences in the catchment area.

3.4 Population Projections

According to the Department of Planning and Environment the resident population of Camden LGA is expected to reach approximately 224,600 by 2036, equating to an annual increase of 7,185 persons (5.2% growth per annum). Based on the Department's expected household size (2.96 persons per dwellings)⁶, the profile of additional supply sits at an average of 2,430 dwellings per annum.

We note in the following section that dwelling approvals in the Camden LGA has only just reached 2,500 in FY2016 and 3,000 in FY2017. This implies that the rate of lot production will level out between 2,500 and 3,000 dwellings, rather than falling back to the lows of five years ago. This outcome will be dependent on the recent trends in housing affordability and a weaker property market. The Pondicherry Precinct needs to be considered carefully in this context.

Table 6: NSW Population Projections by Age Cohort, Camden LGA (2016 – 2036)

Age Cohorts	2016	2021	2026	2031	2036	Annual Increase	CAGR (%)*
0-19	23,750	31,850	43,000	53,850	64,400	2,033	5.1%
20-34	18,350	23,950	30,600	36,200	42,650	1,215	4.3%
35-49	17,800	24,550	34,100	43,200	49,900	1,605	5.3%
50-64	12,350	16,350	21,900	27,750	35,550	1,160	5.4%
65+	8,650	12,650	18,250	24,650	32,100	1,173	6.8%
Total	80,900	109,350	147,850	185,650	224,600	7,185	5.2%

*Compound Annual Growth Rate
Source: DP&E (2016)

Consistent with historical findings, growth is expected to be prominent amongst young families and persons aged 65+. We also see notable growth in the young working population (i.e. 20-34).

We note that these projections were produced without allocations for the Greater Macarthur Growth Area (GMGA), which comprises new urban renewal areas in the Campbelltown and Wollondilly LGAs. Apartments are proposed close to railway stations in centres including Campbelltown, Macarthur, Ingleburn and Glenfield. Medium density homes will be encouraged within walking distance of train stations and a proposed new public transport corridor across the land release Precincts.

It is still unclear as to what impact the GMGA will have on projections for the emerging frontiers in Camden. However, it seems possible that allowance for demand to flow into the GMGA will lead to a weaker demand profile for the Camden LGA, particularly for higher density products.

⁶ NSW household and dwelling projections data, (DP&E 2016)

3.5 Household Size Assessment

Under the ABS Census definition, a household is a group of persons (one or more persons) at least one of whom is at least 15 years of age, usually resident in the same private dwelling.

Households are at the centre of many demographic, social and economic processes, since decisions about childbearing, living arrangements, education and health care, labour force participation, migration and savings often are made at the household level.

The characteristics of households (including their size and composition) are closely associated with many different factors (e.g. well-being, wealth, consumption etc.) but in particular, the future rezoning and development of new Precinct from the ground up.

This section summarises estimates of household size and composition of the proposed Pondicherry Precinct.

3.5.1 Methodology

Our assessment considered the spatial context of the subject Precinct, particularly the demographic, socio-economic, location features of suburbs within the Camden LGA in order to extrapolate similar information for Pondicherry.

Our research also draws on a wide range of information sources, including lot sales data (CoreLogic RP Data) and ABS Census (2006, 2011 & 2016) to provide an overview of each suburbs' characteristics.

3.5.2 Nearby Suburbs

MacroPlan considered dwelling compositions and amenity features. In particular suburbs that are expected to share similar characteristics to the new Precinct were given priority, these include: Camden, Oran Park, Harrington Park, Narellan, Currans Hill, and Gregory Hills.

Table 7: Selected Suburbs Overview, Camden LGA

	Camden	Oran Park	Harrington Park	Narellan	Currans Hill	Gregory Hills
Median Lot (\$/m ²)	\$710	\$1,011	\$833	N/A	\$854	\$1,132
Median Lot Size	N/A	450	738	N/A	591	375
Average HH Size	2.3	3.2	3.5	2.7	3.1	3.1
HH Size % change 2011 -16)	-4%	10%	3%	-4%	0%	N/A
Access to Orbital Roads	Old Hume Hwy & Camden Bypass	The Northern Road	The Northern Road & Camden Valley Way	Camden Bypass	No direct access	No direct access

Source: ABS Census (2011 & 2016), RP Data (2019), MacroPlan (2019)

These suburbs include a mix of newly formed (e.g. Gregory Hills) as well as well-established neighbourhoods in order to provide a holistic representation of the area and in turn Pondicherry.

MacroPlan also considered dwelling compositions and amenity features. In particular suburbs that are expected to share similar characteristics to the new Precinct were given priority, these include: Camden, Oran Park, Harrington Park, Narellan, Currans Hills, and Gregory Hills.

A more in depth analysis as to the amenity available within each suburb follows:

- Camden
 - Camden Hospital, Camden South Public School, Town Centre with both Woolworths and Coles, Green Amenity (Rotary Cowpasture Reserve), Camden Falcons Football club
- Oran Park
 - Oran Park Public School, Small town centre with a Woolworths, Oran Park Anglican College, Green Amenity (Wayne Gardener Reserve)
- Harrington Park
 - Harrington Park Public School, Green Amenity (Harrington Forest, Fairfax reserve, Harrington Park Lake, Harrington Hornets soccer club, Harrington Plaza
- Narellan
 - Public School, Town Centre, Planned new rail access, Green Amenity, Camden Golf Club
- Currans Hill
 - Public School, Green Amenity (Broughton Reserve), Mount Annan Christian College (proximate), small town centre (IGA X-Press)
- Gregory Hills (new suburb)
 - Currently building a town centre, Gregory Hills Hotel, Asian grocer

3.5.3 Implications to Pondicherry

Household size growth within the areas surrounding Pondicherry will provide an indication as to the household development of the area. Given current increases to household size of approximately 10% within Oran Park, it suggests this area is becoming favoured by family households. This is expected to increase following the provision of a train station in Oran Park, which through increases to connectivity will encourage families to settle in the south west. As Pondicherry is located immediately north of Oran Park, as well as our demographic assessments (Section 3) and the market research (Section 4) we have done, it is expected that the Pondicherry Precinct will have a greater proportion of semi-detached and townhouse dwellings compared to lower density residential areas such as Harrington Park and Catherine Field. This is reflected in our assumption of an estimated household size in order of 3.2 and 3.3.

Table 8: Historical Household Size Trends, Selected Suburbs

	Camden	Oran Park	Harrington Park	Narellan	Currans Hill	Gregory Hills	Catherine Field
2006	2.4	-	3.4	2.8	3.1	-	3.4
2011	2.4	2.9	3.4	2.8	3.1	-	3.4
2016	2.3	3.2	3.5	2.7	3.1	3.1	3.5
CAGR (%)	-0.4	2.0	0.3	-0.4	0	n/a	0.3

Source: ABS Census (2011 & 2016), RP Data (2019), MacroPlan (2019)

Table 9: Dwelling Structure (2016), Selected Suburbs

	Camden	Oran Park	Harrington Park	Narellan	Currans Hill	Gregory Hills	Catherine Field
Detached	70.8%	94.3%	98.2%	88.5%	87.6%	99.3%	99.2%
Semi-detached	21.4%	4.9%	1.8%	11.1%	12.4%	0.7%	0.8%
High density	7.8%	0.7%	0.0%	0.4%	0.0%	0.0%	0.0%

Source: ABS Census (2011 & 2016), RP Data (2019), MacroPlan (2019)

Table 10: Family Characteristic (2016), Selected Suburbs

	Camden	Oran Park	Harrington Park	Narellan	Currans Hill	Gregory Hills	Catherine Field
Couple family no children	24%	25%	21%	24%	19%	32%	24%
Couple family with children	26%	53%	61%	35%	47%	52%	54%
One parent family	13%	9%	10%	16%	17%	7%	7%
Other family	1%	1%	-	2%	1%	1%	-
Lone person household	34%	10%	7%	20%	14%	8%	13%
Group household	2%	2%	1%	3%	1%	2%	1%

Source: ABS Census (2011 & 2016), RP Data (2019), MacroPlan (2019)

This estimation is reinforced when looking at both the median lot sizes and prices per square metre of the surrounding suburbs. The lowest median lot sizes are within Gregory Hills as 375 m² with Harrington Park commanding the highest median lot sizes at 738 m². Interestingly Gregory Hills also has the highest paid per m² of land at \$1,132 with the lowest coming from Camden at \$710 per m². These figures provide a range for both lot size and price per square metre that is achievable within Pondicherry following its development and align with semi-detached and townhouse developments that are expected within the area.

Across the board there has been a general gravitation towards increasing household sizes within the areas directly surrounding Pondicherry. The only two instances of decreasing average household sizes were recorded in Camden and Narellan, which recorded marginal year-on-year decreases of 0.4%. The largest instance of growth was noted in Oran Park, whose average household size increased 2% year-on-year from 2011-16. This is a positive sign for Pondicherry as this suggests the growth of an area that is continually being favoured by a younger family demographic.

Harrington Park (located just south of Oran Park) and Catherine Field (located just east of Pondicherry) have both experienced slight year-on-year growth to their average household size of 0.3%, totalling 3.5 respectively in 2016. This growth and size further the narrative that these areas (Harrington Park, Oran Park, Catherine Field and Pondicherry) will be favoured by families moving into the future as the south west continues its development.

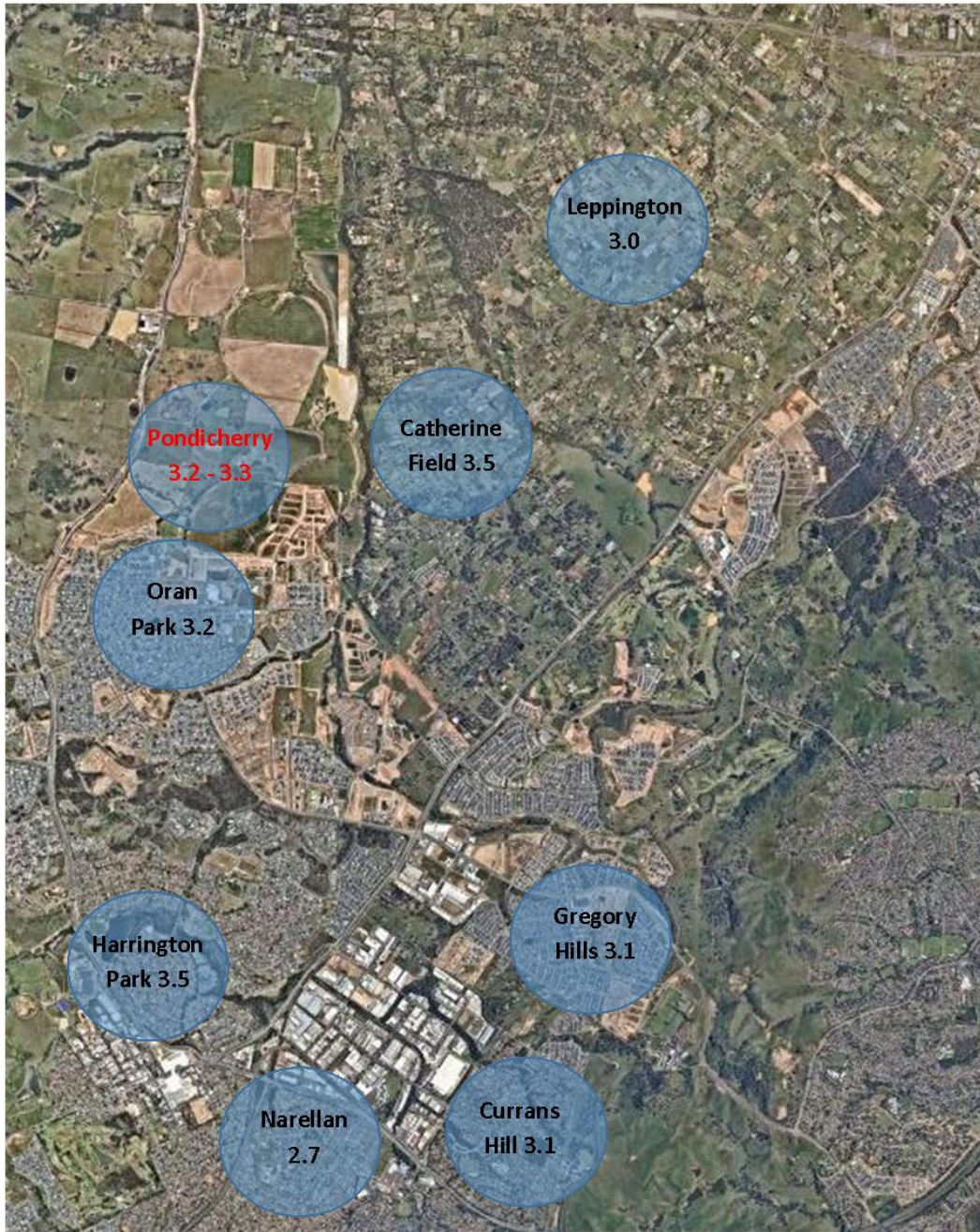
Table 11: Indicative Household Sizes by Typology, Pondicherry

<i>(People per household)</i>	Indicative Household Size (as of 2019⁷)
Detached	3.3 – 3.5
Semi-detached	2.0 – 2.5
High density	1.2 – 1.5

Source: MacroPlan (2019)

⁷ MacroPlan's household size projections could change further in future. It could be a result of a variety of factors such as population growth and trends (e.g. aging), expansion of town/precinct (e.g. urbanisation/gentrification), changes in housing policies and other social policies etc.

Figure 10: Average Household Size, Selected Suburbs (as of 2019)

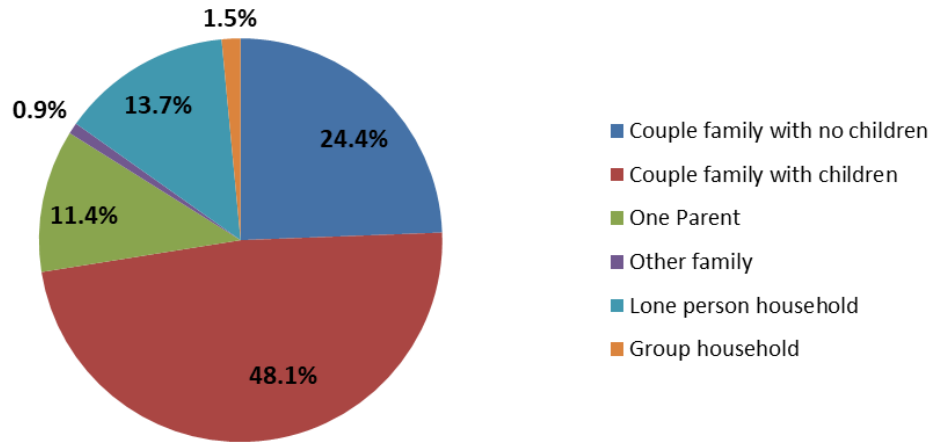


Source: Nearmaps (2018), ABS Census (2016), MacroPlan (2019)

3.6 Household Composition

Traditional families (i.e. couples with children) are the most prevalent household type in the Camden LGA, accounting for 48.1% of households, much higher than the Sydney average of 37.4% of households. Compared with the Sydney average, the Camden area includes a much lower proportion of group household (1.5% vs 4.7%) and lone person households (13.7% vs 21.6%).

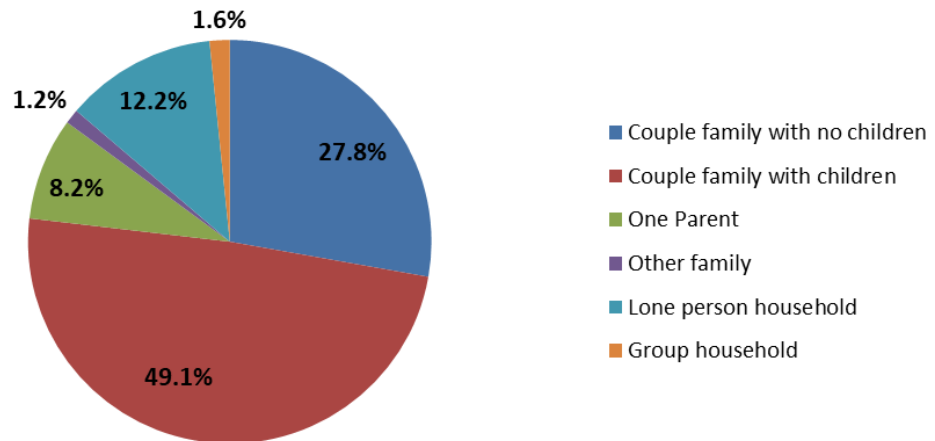
Figure 11: Household Composition, Camden LGA (2016)



Source: ABS Census (2016)

The Cobbitty – Leppington SA2 region had lower levels of one parent and lone person households with children. The proportion of couples without children was slightly higher in the SA2 at 27.8% as were couples with children at 49.1%.

Figure 12: Household Composition, Cobbitty-Leppington (2016)



Source: ABS Census (2016)

3.7 Dwelling Ownership

As at 2016, over 78% of dwellings in Camden LGA were owner-occupiers, being either owned outright (24.7%) or under a mortgage (52.9%). For the 'Cobbitty-Leppington' SA2, there were 74% of dwellings were owner-occupier, being either owned outright (24.1%) or purchased with a mortgage (49.9%).

Table 12: Dwelling Tenure (2016)

	Greater Sydney	Camden LGA	Cobbitty - Leppington SA2
Owned outright	29.9%	24.7%	24.1%
Owned with a mortgage	33.9%	52.9%	49.9%
Rented	34.4%	20.9%	23.9%
Other	1.8%	1.5%	2.2%
Total	100.0%	100.0%	100.0%

Source: ABS Census (2016)

Relative to Greater Sydney (63.8%) home ownership in the SA2 area and the Camden LGA is substantially higher. The proportion of dwellings occupied by renting households was lower for both the Camden LGA (20.9%) and the Cobbitty Leppington SA2 (23.9%) as compared to Greater Sydney (34.4%).

3.8 Occupancy Rates

The occupancy rate of dwellings within the Camden LGA and the Cobbitty Leppington SA2 are relatively high. On average, 95% of all private dwellings are occupied in both areas compared with an average of 93% in Greater Sydney.

Table 13: Occupancy Rates (2016)

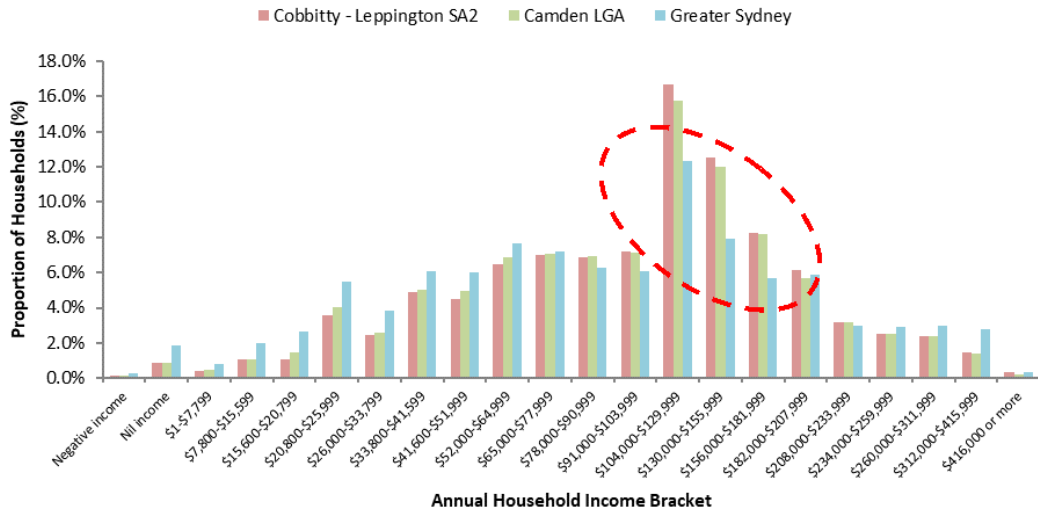
	Greater Sydney	Camden LGA	Cobbitty - Leppington SA2
Occupied private dwellings	92.5%	95.5%	95.2%
Unoccupied private dwellings	7.3%	4.4%	4.8%
Non-private dwellings	0.2%	0.0%	0.0%
Total	100.0%	100.0%	100.0%

Source: ABS Census (2016)

3.9 Household Income and Distribution

Household income distribution in the Camden area was skewed towards the higher income brackets. As at 2016, almost 65% of households earned more than \$78,000 per annum in Camden, compared with 56% in Greater Sydney.

Figure 13: Annual Household Income (2016)



Source: ABS Census (2016)

The Cobbitty – Leppington SA2 income distribution is skewed slightly higher with 68% of households earning more than \$78,000 per annum. This pattern suggests that the greenfields projects were being favoured by moderate income households. However, this profile has changed greatly, due to the surge in lot values since 2011, leading to greater demand from higher income households.

3.10 Housing Affordability

The proportion of income spent on mortgage repayments and rent was less in Camden than the Greater Sydney average. As at 2016, the average profile was that 25.0% and 22.5% of household income was contributed toward mortgage repayments and rent, respectively, in Camden.

By comparison, 28.6% and 25.1% of income was attributed to mortgage repayments and rent in Greater Sydney. Evidently, the cost of housing is more affordable in the established suburbs of the Camden LGA.

However, the Cobbitty – Leppington SA2 area had average affordability that was on par with Greater Sydney, both for owner-occupiers and for rental households.

Table 14: Housing Affordability Indicators

Cobbitty – Leppington (SA2)	Annual Average	% of Income (%)
Mortgage Repayments	\$31,200	28.5%
Rent	\$27,560	25.2%
Household Income	\$109,512	-

Camden (LGA)	Annual Average	% of Income (%)
Mortgage Repayments	\$26,640	25.0%
Rent	\$23,920	22.5%
Household Income	\$106,444	-

Greater Sydney	Annual Average	% of Income (%)
Mortgage Repayments	\$26,004	28.6%
Rent	\$22,880	25.1%
Household Income	\$91,000	-

Source: ABS Census (2016)

Notably, housing affordability has changed fundamentally over the years since the 2011 Census. Household incomes have risen far more sharply than property prices, so affordability for owner-occupiers will have improved greatly.

Table 15: Housing Affordability Indicators

	Oran Park	Camden	Harrington Park	Catherine Fields	Greater Sydney
Median Household Income	\$109,512	\$71,708	\$125,632	\$93,548	\$91,000
Median House Price	\$763,000	\$690,000	\$885,000	\$550,000	\$955,000
Median Unit Price	\$665,000	\$503,500	-	-	\$720,000
Median house to income ratio	7.0	9.6	7.0	5.9	10.5
Median unit to income ratio	6.1	7.0	-	-	7.9

Source: ABS Census (2016), Realestate.com.au (2019), CoreLogic RP Data (2019), MacroPlan (2019)

These market observations could be extended to include owner-occupier households. According to RP data, the median house price in Oran Park (i.e. the proxy suburb for the Cobbitty – Leppington SA2) is approximately

\$763,000, which is cheaper than the Sydney Metropolitan (\$955,000) by about 20%. Furthermore, considering that the average annual income for residents in the Cobbitty – Leppington SA2 area (\$109,512) is approximately 20% higher than the Sydney average (\$91,000), home ownership is an attractive proposition in the immediate region.

Although strata units in the selected SA2 region are more affordable than detached houses, the median unit price at Oran Park is marginally cheaper than the Sydney Metropolitan area by only about 8%. Compared to units, potential home buyers would attract to detached houses proposition at Pondicherry.

For example, the cost of semi-detached products at Catherine Park Estate (Oran Park) is comparable to their local median price for established houses.

Table 16: Townhouse prices at Catherine Park Estate (as at January 2019)

Townhouse products offered	Prices
2 bedroom / 2 bathroom / 1 carpark	\$599,900
3 bedroom / 2 bathroom / 2 carpark	\$659,900

Source: realestate.com.au (2019)

Section 4: Residential Supply and Market Overview

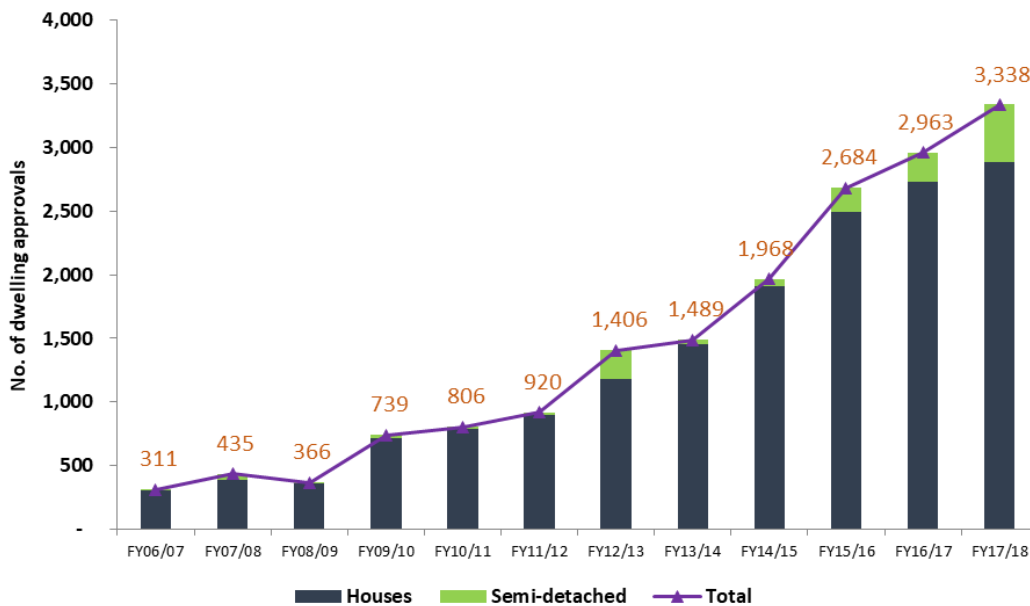
This section of the report provides analysis of current local residential markets conditions, including commentary on the dwelling approvals, quantum of housing supply, dwelling stock by type for each release area and median house price growth by dwelling type and recent sales history.

4.1 Dwelling Approvals

Across the Camden LGA, the demand for new houses was moderate until FY2012, as limited house price growth increased the incentive to undertake a knock-down rebuild rather than purchase a new dwelling. However, a combination of solid house price growth and pent-up demand meant that house approvals have surged significantly over the past four years.

The Camden Valley Way Road corridor is the dominant location for new subdivisions, reaching from Oran Park and Gregory Hills at the southern end, up to Leppington and Edmondson Park at the northern end.

Figure 14: Historical dwelling approval trends, Camden LGA



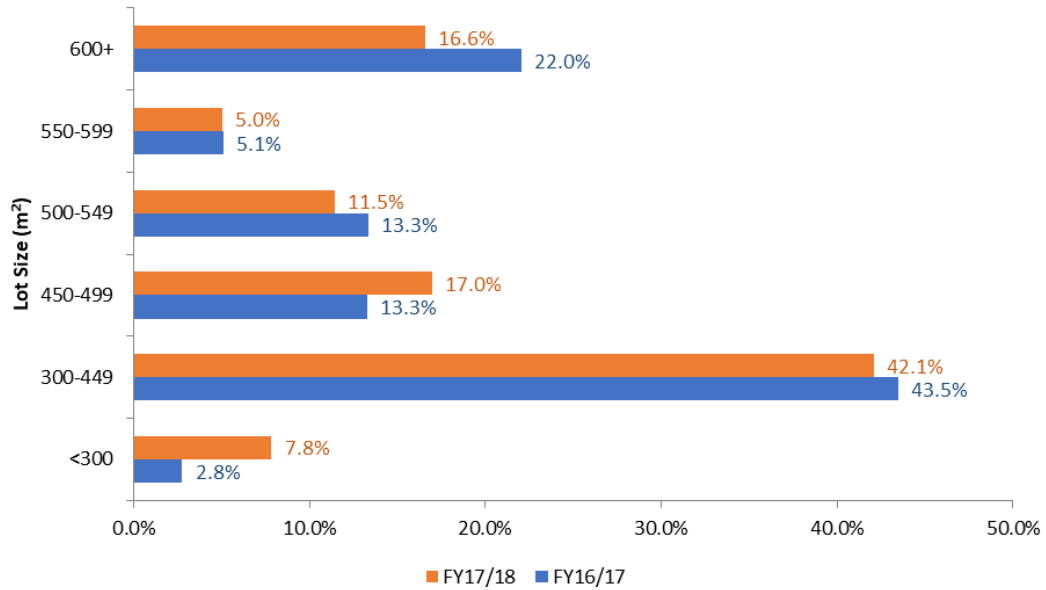
Source: ABS Building Approvals 8731.0 (2019)

Notably, ‘Semi-detached’ approval numbers have rebounded since FY12/13 over the last three years, 194 approvals in FY15/16, 230 approvals in FY16/17, and 451 approvals in FY17/18.

4.2 Residential Lot Sales Trends

Compared to the previous report, a larger proportion of smaller lot sales (i.e. smaller than 300 m²) were sold in the Camden LGA. This could be partially attributed to the increase in young families and first home buyers in the region. This demographic has a higher demand for smaller lots as they fit within their budget whilst still fulfilling the dwelling space required by a newly-established family.

Figure 15: Lot sales mix by lot size, Camden LGA



Source: RP data (2019), MacroPlan (2019)

Although our analysis points to a further shift towards smaller lot housing, there is also growing demand for medium-sized residential lots (i.e. 450-499 m²), with a wave of demand coming from the traditional households and upgraders. We saw that there is an increase in medium-sized lot sales between financial years 2016/17 and 2017/18.

We also note, however, there has been a decrease in the land sales larger than 500 m², which are not affordable even for upgraders. Particularly, the lots larger than 600 m² incurred significant decreases (16.6% in 2011 compared to 22.0% in 2016).

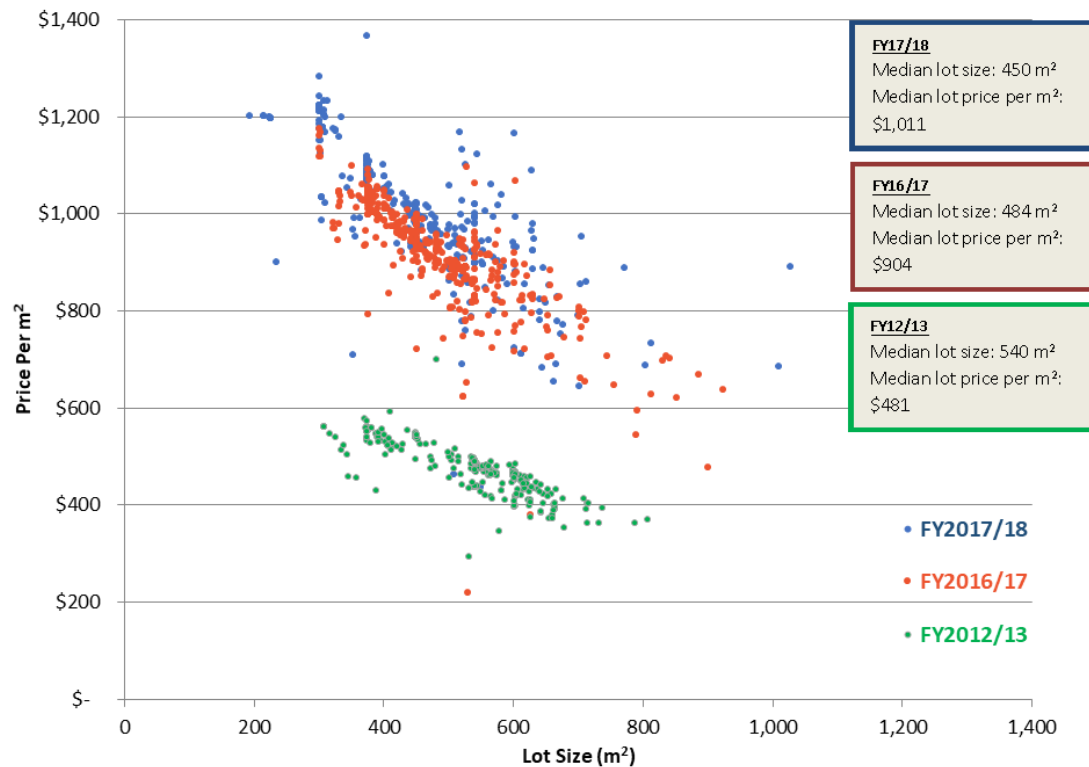
As the Western Sydney economy enters a sustained upturn over the next five years, we expect that the rate of population growth can be maintained above the projected average for the Camden LGA. The challenge to this outcome will come from the affordability hurdles that households are facing.

The subject Precinct needs to be able to deliver a housing mix that addresses prevailing price points for new lots. It is notable that the building approvals data for Camden LGA shows that increasing numbers of medium density dwellings have been delivered in recent years. Interpreting the reasons for this situation is essential to progress towards more affordable housing from the subject Precinct.

4.3 Sales Trends in Oran Park

While the composition of households is important, over the past three years, the dominant force at work is the pursuit of affordable housing. We show below that over the course of FY2017/18 alone at Oran Park, there was a sharp increase in lot prices (on a per m² basis) which has pushed demand further towards smaller lots in a short space of time. The shift in lot prices at Oran Park is illustrated in the chart (i.e. figure 16) below.

Figure 16: Lot sales, Oran Park, FY12/13, FY16/17, and FY17/18



Source: RP data (2019), MacroPlan (2019)

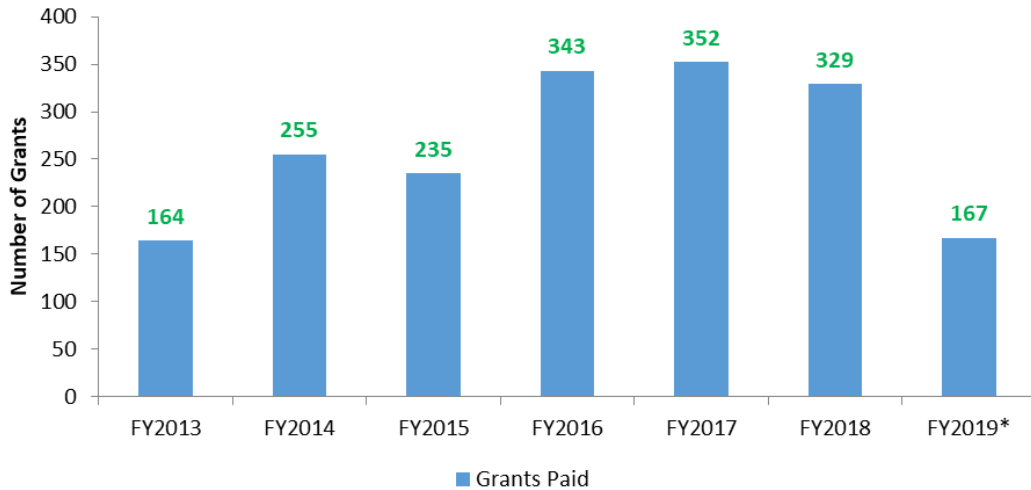
Most lot sales were between \$400,000 and \$500,000, with considerable variation in lot sizes for this price band. With price growth over the course of FY2017/18, demand shifted towards smaller lots as fit within their budget. Lots in the size range of 300 m² and 450 m² became more popular over the course of the year.

The demand for larger, expensive lots is still an important component of demand at Oran Park. Lots priced above \$500,000 accounted for approximately 25% of sales in that year (15% in FY2016/17). Most of these lots were sized larger than 600 m².

Despite the slowing of the housing market, demand for new houses has held up far stronger than we previously forecasted in FY2017/18. The current level of demand should be expected to be sustained even though prices are likely to flatten out over the next few years. The financial capacity to upgrade will still exist, as long as lot values also peak and level out. This outcome is conditional on the adequate supply of new lots, which the subject Precinct can deliver in the short-term.

Our expectation is that first home buyers should account for a rising share of demand for new housing over the next five to ten years. As the Western Sydney regional economic growth gathers pace, it will become a much more prominent place of work. The Western Sydney Airport by itself is figured to generate 27,000 jobs⁸, and the Western Sydney Aerotropolis will augment this total with additional zoning of employment lands and additional town centres along an extended rail network. More young adults will move to this region to be closer to their place of work, and this is likely to generate higher demand from first home buyers.

Figure 17: First Home Owner Grant, Postcode 2570



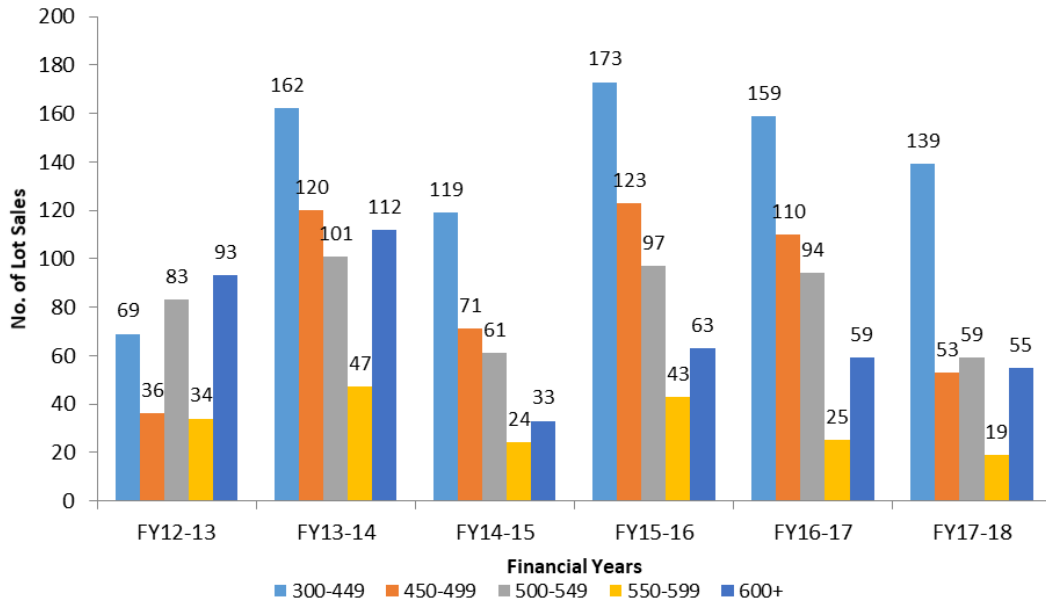
*Note: Financial Year 2019 ends Nov 2018
 Source: NSW OSR (2019)

A period of close to flat property values, and modest wages growth, is also supportive of first home buyer demand relative to upgraders. This outlook suggests that demand will shift further towards small lots and that medium-density housing is a relevant part of the planning prospects for the subject Precinct. Our view is that the traditional urban design bundling of medium-density housing and town centres is no longer essential. The evidence of solid demand for medium-density housing (i.e. figure 14 building approval analysis), absent a town centre, points to a future role for medium-density without being positioned directly adjacent to a town centre. This housing format has become relevant on the grounds of affordability alone.

The observed preference for smaller sized lots has been a trend that has emerged as early as the 2013/14 financial year. Since then the 300-449 m² lot size bracket has been the prominent lot size of choice.

⁸ <https://www.financeminister.gov.au/assistant/media-release/2018/06/30/hundreds-jobs-created-western-sydney-airport-awards-major> (Assistant Minister for Finance, as at June 2018)

Figure 18: Historical Lot Sales Oran Park, FY2013 to FY2018



Source: RP data (2019)

4.4 Future Supply from Competing Projects

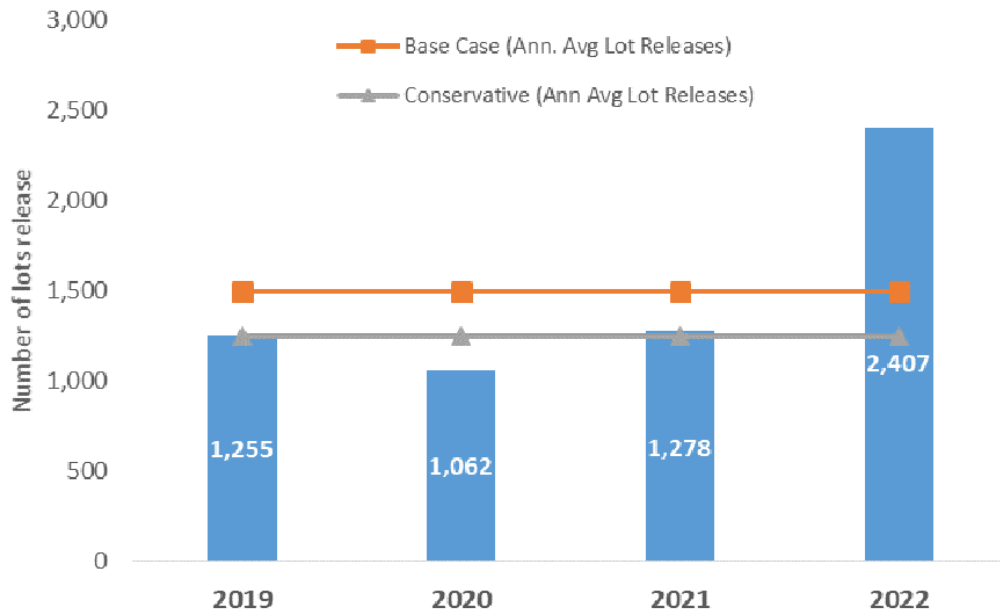
Our desktop analysis has revealed that there is a significant number of housing lots in the development pipeline in the Camden LGA. Overall, 28 major housing estate projects have been identified, to be developed in stages over the next 5 years. Equating to about 6,000 dwellings, the population is expected to increase by approximately 18,000 persons from housing estate development alone (assuming an average household size of 3.0 persons⁹).

A visual depiction of lot/dwelling releases over the short term is provided below. We have determined that an average of 1,500 lots will be released per annum over the next four years from publically known housing estate development. Importantly, however, this does not take into consideration development that is in the very early development stage as well as mooted development. As such, this estimate is likely to be closer to 1,200 to 1,300 lots per annum.

A list of the major housing estate developments in the pipeline is provided below (Table 17).

⁹ Indicative number of the Camden LGA resident is derived using an assumed household size of 3.0, an anecdotal number drawn from our observation and the DPE projection (i.e. differ from our findings for Pondicherry).

Figure 19: Projected Land Releases, Camden LGA, 2019 to 2022



Source: Cordell Connect (2019), MacroPlan (2019)

The Pondicherry Precinct has a number of points of difference over the projects listed below. It delivers superior access to the region’s current and future employment nodes: Narellan Strategic Centre, Oran Park town centre and the Western Sydney Aerotropolis.

Access to The Northern Road makes the subject Precinct an ideal location for mobile workers who are relocating for new job opportunities, which has been evidenced from the labour force growth by industry figures. Such an attribute will become more prominent for workers relocating to the area once the Western Sydney Airport and Aerotropolis is completed and employment opportunities have been met.

Table 17: Housing estate projects in Development Pipeline, Camden LGA

Development	Indicative number of Dwellings	Indicative number of resident ¹⁰	Expected Completion (Year)	Suburb/Locality
CATHERINE PARK ESTATE	107	321	2019	ORAN PARK
INGLEBURN ROAD UNITS	107	321	2019	LEPPINGTON
ORAN PARK SUBDIVISION - TRANCHE 34	109	327	2019	ORAN PARK
SPRING FARM SOUTHERN MLLAGE SUBDIVISION	112	336	2019	SPRING FARM
THE NORTHERN ROAD RESIDENTIAL SUBDIVISION STAGES 1-2	122	366	2019	COBBITTY
RABY ROAD RESIDENTIAL SUBDIVISION STAGE 4 - THE CREST	129	387	2019	GLEDWOOD HILLS
LUCERE ESTATE STAGES 3-6	132	396	2019	LEPPINGTON
BYRON & RICKARD ROADS RESIDENTIAL SUBDIVISION	139	417	2019	LEPPINGTON
M ORAN PARK DRIVE RESIDENTIAL SUBDIVISION - TRANCHE 34	145	435	2019	ORAN PARK
CATHERINE PARK ESTATE	154	462	2019	ORAN PARK
CATHERINE PARK ESTATE STAGE 6	155	465	2020	ORAN PARK
MONTAINE RESIDENCES MOUNT ANNAN	157	471	2020	MOUNT ANNAN
EMERALD HILLS	182	546	2020	LEPPINGTON
CORDER DRIVE RESIDENTIAL SUBDIVISION	185	555	2020	SPRING FARM
ORAN PARK SUBDIVISION	186	558	2020	ORAN PARK
ORAN PARK SUBDIVISION - TRANCHE 27	197	591	2020	ORAN PARK
SPRING FARM P700B, P800A & P800B RESIDENTIAL SUBDIVISION	226	678	2021	SPRING FARM
RICKARD RD APARTMENTS	238	714	2021	LEPPINGTON
DENHAM COURT ROAD RESIDENTIAL SUBDIVISION	245	735	2021	LEPPINGTON
ASHBROOK DRIVE RESIDENTIAL SUBDIVISION	284	852	2021	CATHERINE FIELD
RABY RD SUBDIVISION	286	858	2021	GLEDWOOD HILLS
EMERALD HILLS ESTATE STAGES 9-11	344	1,032	2022	LEPPINGTON
COBBITTY ESTATE - LONGBUSH PRECINCT	356	1,068	2022	COBBITTY
GREGORY HILLS SUBDIVISION	101	303	2022	GREGORY HILLS
RICHARDSON ROAD SUBDIVISION	429	1,287	2022	SPRING FARM
INGLEBURN ROAD MIXED DEVELOPMENT	739	2,217	2022	LEPPINGTON
ORBIT STREET DWELLINGS & RESIDENTIAL SUBDIVISION STAGES 13A-B & 17A	262	786	2022	GREGORY HILLS
RABY ROAD RESIDENTIAL DEVELOPMENT	175	525	2022	GLEDWOOD HILLS
Total	6,002	18,009	-	

Source: Cordell Connect (2019), Desktop Research, MacroPlan (2019)

¹⁰ Indicative number of the Camden LGA resident is derived using an assumed household size of 3.0, an anecdotal number drawn from our observation and the DPE projections (i.e. differ from our findings for Pondicherry – an indicative household size of 3.2-3.3).

Section 5: Recommendations

Traditional households or upgraders are expected to be the core source of demand for larger lots (i.e. 400 - 499 m²) at Pondicherry. The scope of demand for new houses has been expanded by the sharp increases in established house prices across the south-west region over the past three years. Movement will primarily come from established families selling existing houses in Camden and Liverpool, and trading off travel times against the more affordable new housing that will be available at Pondicherry and SWGA.

The requirement of longer travel times from Pondicherry into major employment hubs in the South West Sydney region (including Western Sydney Aerotropolis) and Liverpool, Campbelltown and Penrith will have marginal impact on the scale of demand compared to Oran Park (which will have a train station). For some households, the impact of travel distance is diminished by employment in businesses that are inherently travel intensive. For example, many construction and trade workers will have work programs that move around the city; some health workers spread their time across different hospitals, centres and clinics; and the transport & logistics sector draws on workers who travel across the city and the state.

An extension of this argument is that some mobile workers spend time working in south-west Sydney. Pondicherry is an attractive location for workers who have this geographic spread of activities.

Looking forward, there will be new wave emerging in the demographic structure: First Home Buyers (FHBs). This age group is likely to have a lower propensity to buy a new dwelling, when compared with 'upgrader' and 'empty nester' households. Nevertheless, the extent of growth in the FHBs will mean that they will represent a rising share of total demand for new dwellings.

Smaller lots combined with a price discount provide new housing at Pondicherry with an edge on affordability and compensate for a greater travel distance.

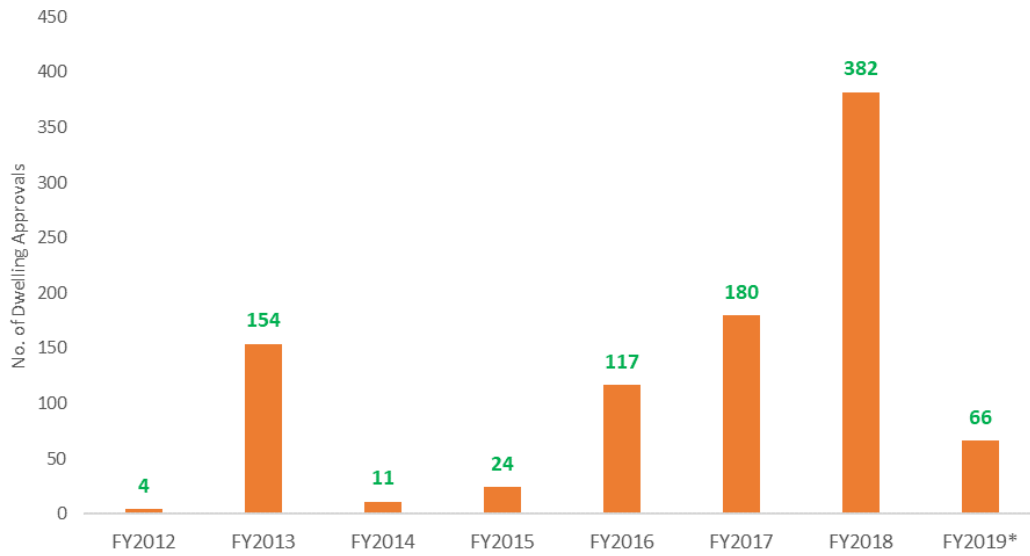
For young adults in Campbelltown, established house prices have now reached an affordability barrier which is likely to divert demand to subdivisions such as Oran Park and South West Sydney generally.

In the short term (out to 2021), we expect that Pondicherry can achieve a significant level of demand from young family/FHB households seeking the most affordable housing options, particularly as they are more willing to travel a further distance in search of a residential lot at an affordable price.

The potential retiree demand for small lot housing or medium-density housing at Pondicherry is more difficult to gauge. With sharp house price rises, many retirees can now downsize and still realise a sizeable cash flow gain to help fund retirement. This source of demand for new housing is likely to rise sharply over the next five years, and flatter house prices are likely to stimulate action (as people want to sell at the top of the market).

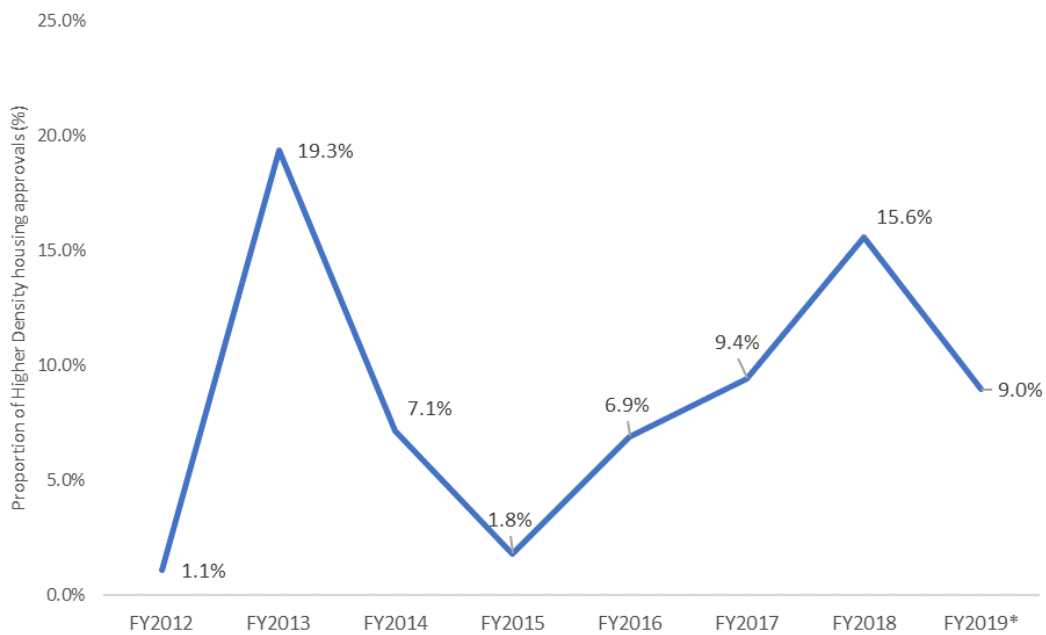
As shown on the chart below, medium-density development recently appealed to developers in the Camden LGA, with multiple semi-detached dwellings fit on a house-sized block. However, developers currently have a deep market for bigger medium-density dwellings in order to attract a growing number of young families demand for larger dwellings.

Figure 20: Higher Density dwelling approvals, Cobbilty – Leppington SA2



Source: ABS Building Approvals 8731.0 (2019)

Figure 21: Proportion of medium-density housing approvals, Cobbilty – Leppington SA2



Source: ABS Building Approvals 8731.0 (2019)

Section 6: Conclusion

Based on the observed trends in population movements, dominant affordability trends and their associated demographic family units, we have developed a recommended mix of dwelling types and lot sizes for the Pondicherry Precinct. Our recommendation considers fluctuations in sales observed over the past couple of years as well as demographic trends as well as the recent activities within the surrounding areas.

There is expected to be strong growth in the young family demographic, as regional employment coalesces around new industrial zones, additional rail station centres and the Western Sydney Airport itself. The subject Precinct is ideally placed to meet the needs of these sources of housing demand.

Affordability is a primary factor in the observed trends for lot sales and is likely to play a key role in the future. In this regard aggregate price impacts price preferences rather than the property's price per square metre. Thus, this is why smaller-sized lots and medium-density housing combined comprise a majority share of our dwelling mix recommendations.

Given the sales trends and trends in population growth in Oran Park and Camden LGA, we have reached a proposed lot mix composition as outlined below. Our analysis points to a further shift towards smaller lot housing, there is also growing demand for medium-sized residential lots (i.e. 450-499 m²), with a wave of demand coming from the traditional households and upgraders. We saw that there is an increase in medium-sized lot sales between financial years 2016/17 and 2017/18.

The Pondicherry Precinct also needs to be considered in the context of other activity within the surrounding areas. Especially, the Greater Macarthur Growth Area (GMGA) which comprises many urban renewal areas in the Campbelltown and Wollondilly LGAs. Higher density housing is proposed close to railway stations in centres including Campbelltown, Macarthur, Ingleburn and Glenfield. Medium density homes will be encouraged within walking distance of train stations and a proposed new public transport corridor across the land release precincts.

It is still unclear as to what impact the GMGA will have on projections for the emerging frontiers in Camden. However, it seems possible that allowance for demand to flow into the GMGA will lead to a weaker demand profile for the Camden LGA, particularly for higher density products.

Therefore, we still recommend the large provision of 400-500 m² lots. As shown on our demographic analysis, we also found that there was solid growth in the number of families with children and upgraders who demand towards larger dwellings with amenities.

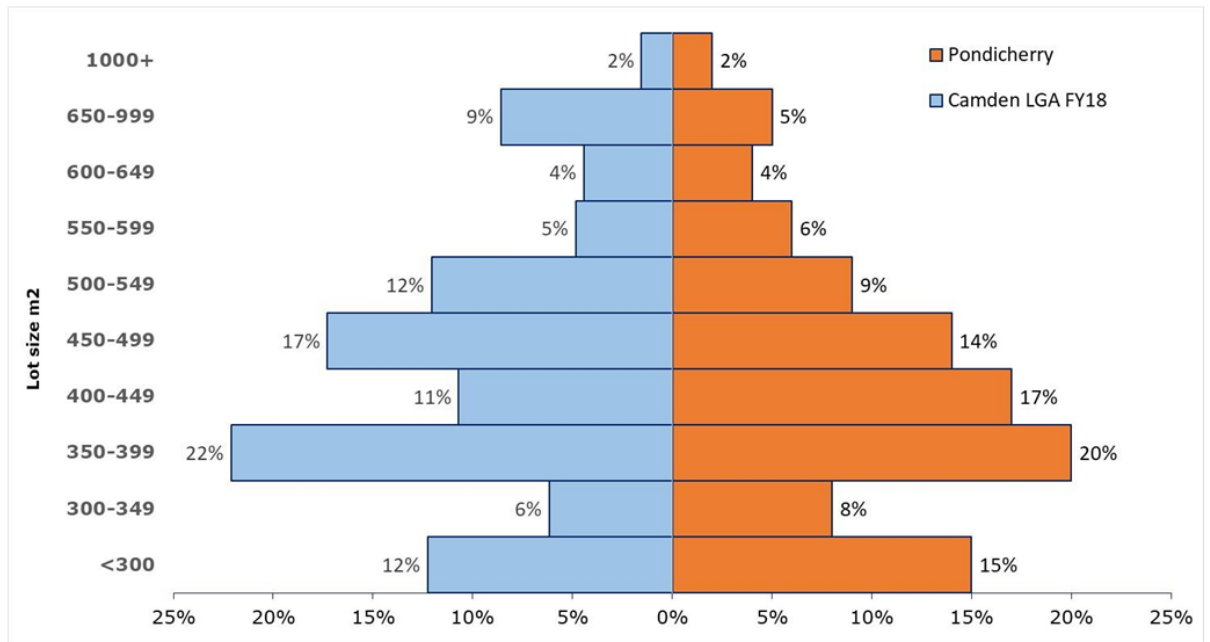
The subject Precinct benefits from a water feature (i.e. water body/lake), located in the heart of the new town. The offering would be attractive for the wealthiest residents in the catchment area. In order to attract those residents, the subject Precinct should have a deep market for luxury 'executive style' or 'lakeside' housing offering. These new, quality and diverse housing will provide development contributions which could be used to improve flood mitigation and lake amenities.

Table 18: Indicative Lot Mix, Pondicherry Precinct

Dwelling Format	Lot Size (m ²)	Proportion (% of total)	Estimated total number of dwellings
Very large lots	600+	9-10%	240-260
Large lots	500-599	12-13%	330-360
Standard lots	400-499	26-27%	670-720
Small lots	300-399	24-25%	620-670
Very Small lots	<300	13-15%	330-350
Medium Density (i.e. higher density)	{ Includes 125 (attached) - 200 (semi-detached)	11-12%	310-340
Total	-	-	2,500 - 2,700

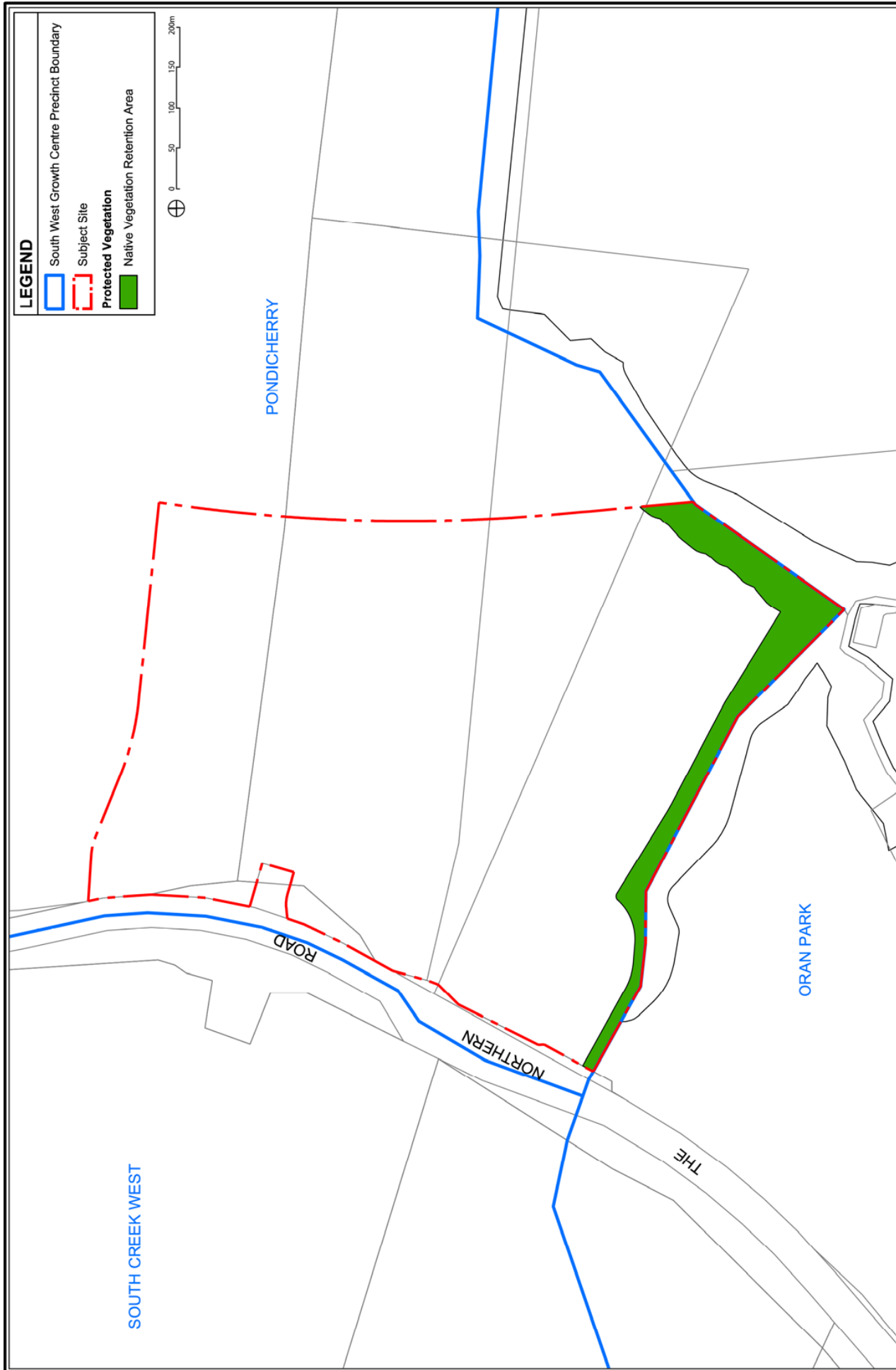
Source: MacroPlan (2019)

Figure 22: Indicative Single Residential Lot Distribution¹¹



Source: MacroPlan (2019)

¹¹ excluding apartment and terrace products



Draft Pondicherry (Part) Precinct - Native Vegetation Protection Map
GROWTH CENTRES SEPP 2006 (PROPOSED)

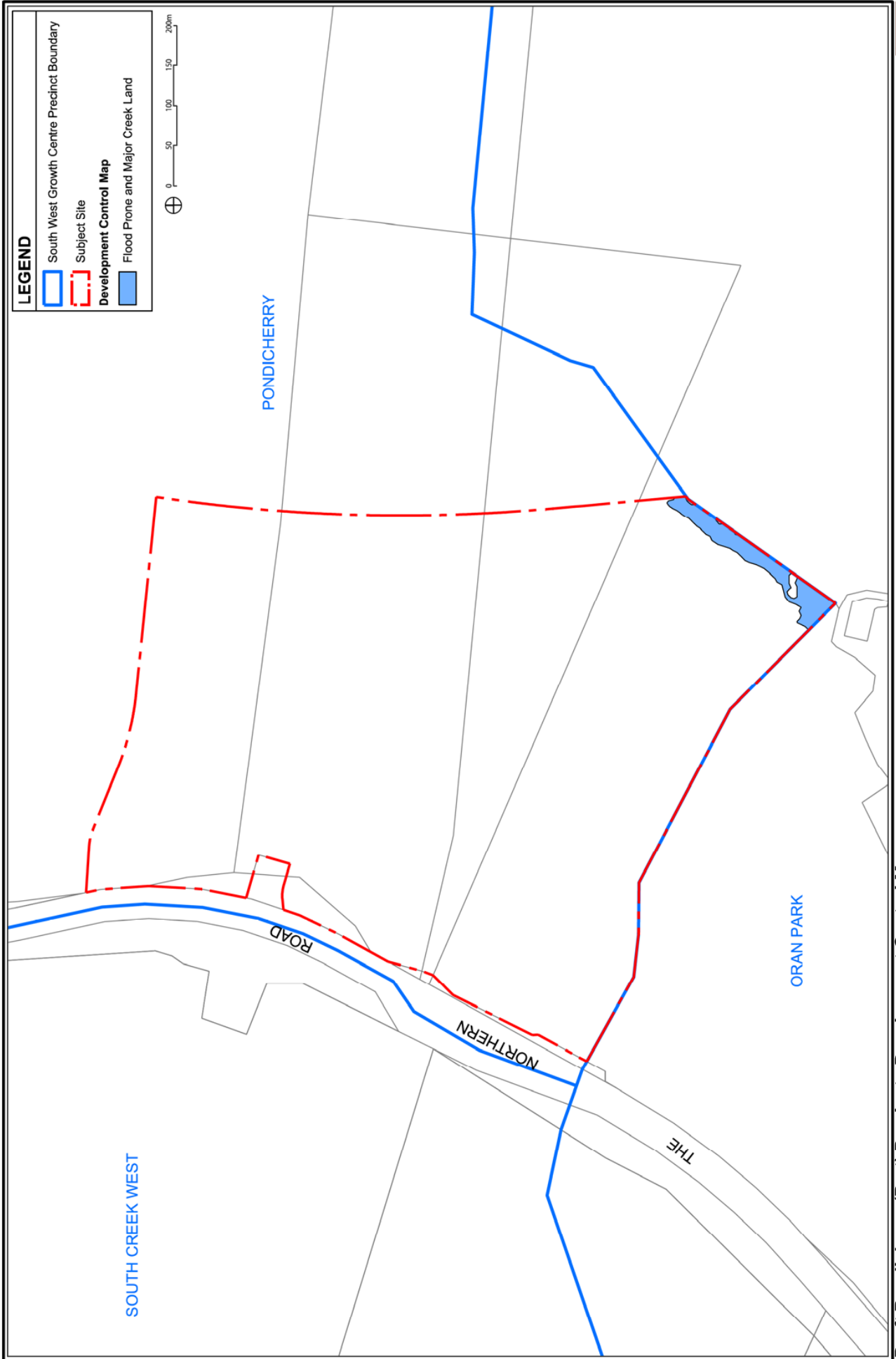
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Attachment 6

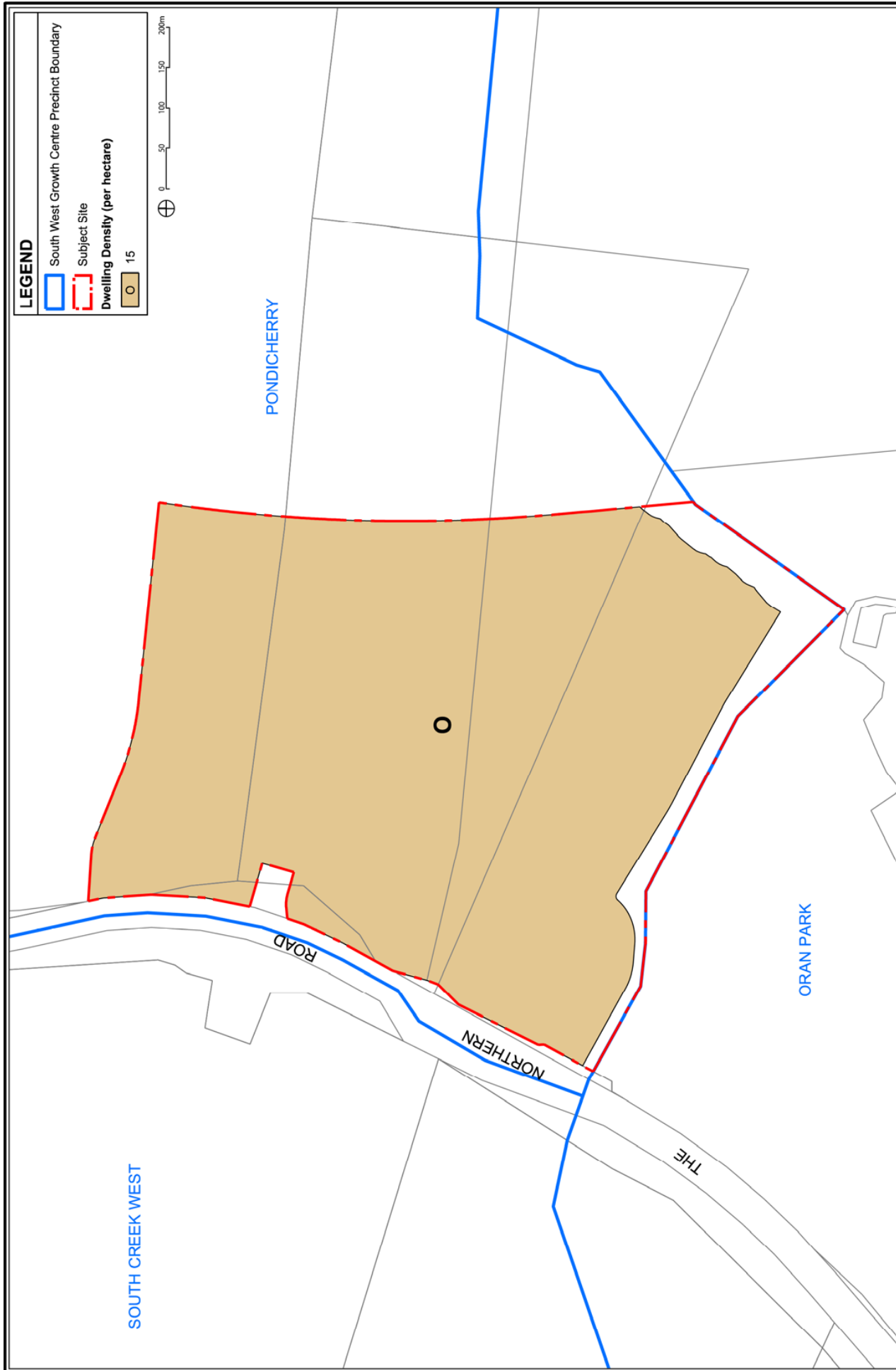
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Attachment 6
ORD02



Draft Pondicherry (Part) Precinct - Development Control Map
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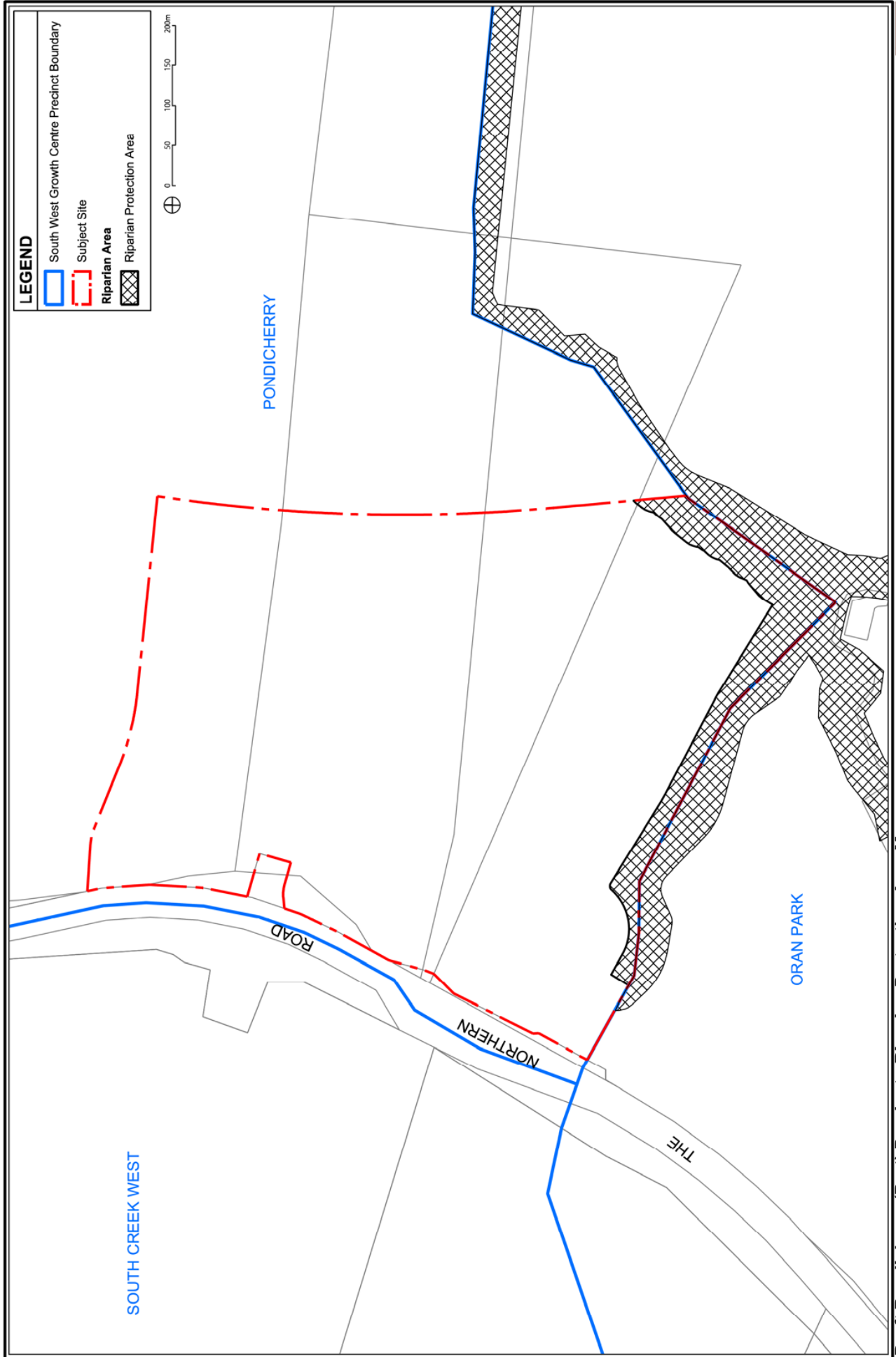
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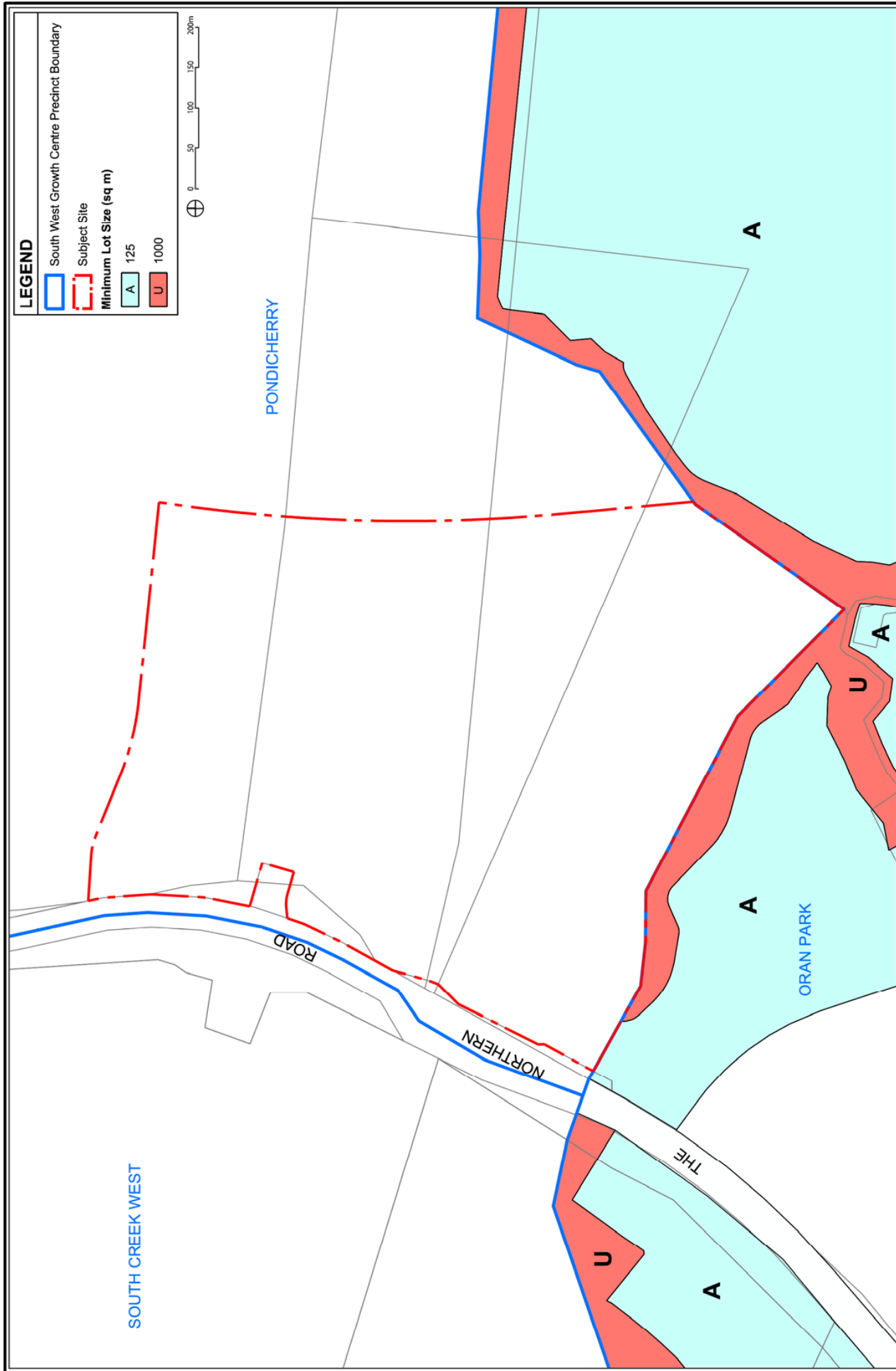
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Attachment 6 ORD02



Draft Pondicherry (Part) Precinct - Riparian Protection Area Map
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Draft Pondicherry (Part) Precinct - Lot Size Map
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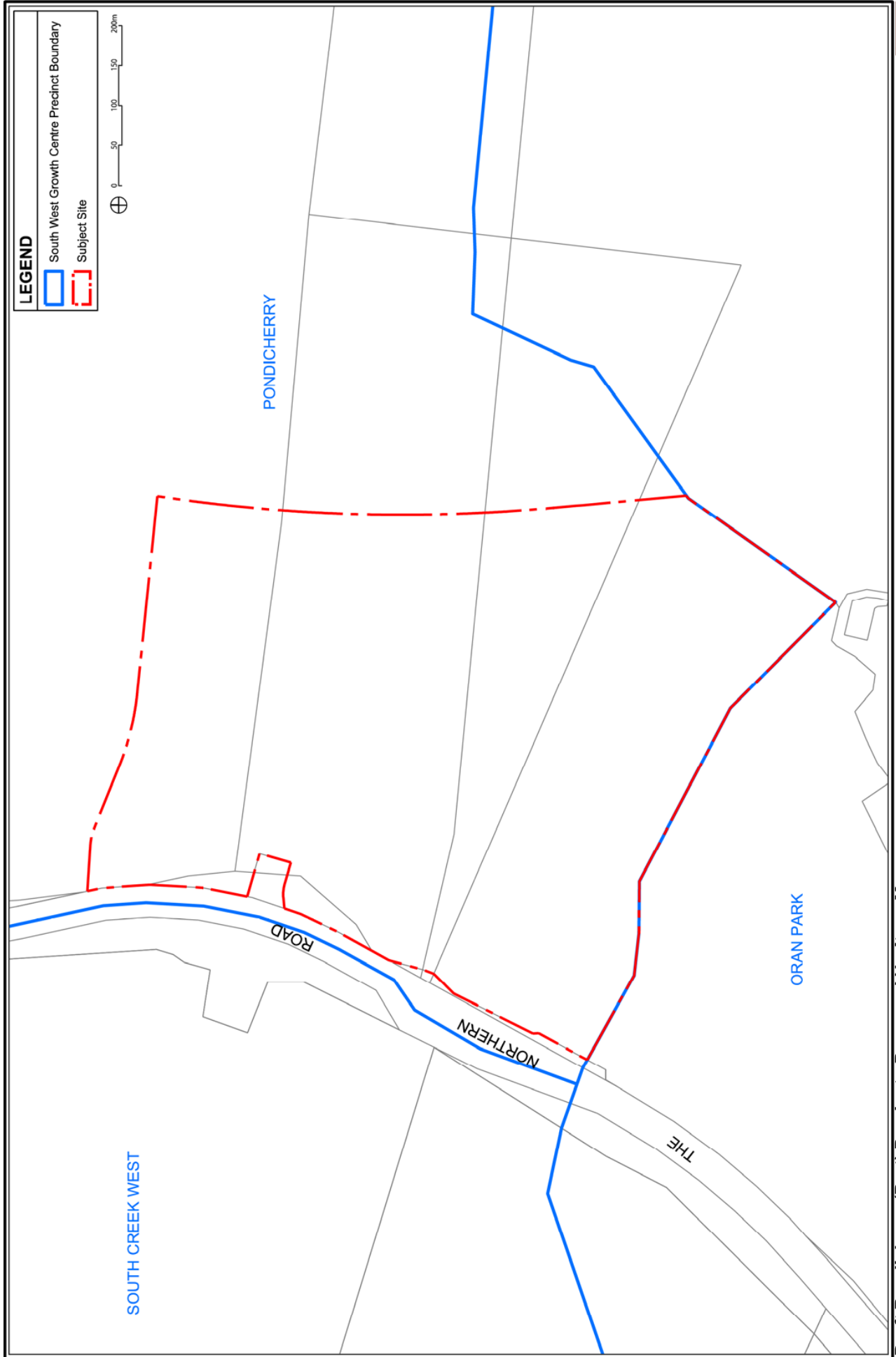
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Note: All areas and dimensions subject to detailed survey.

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Attachment 6 ORD02

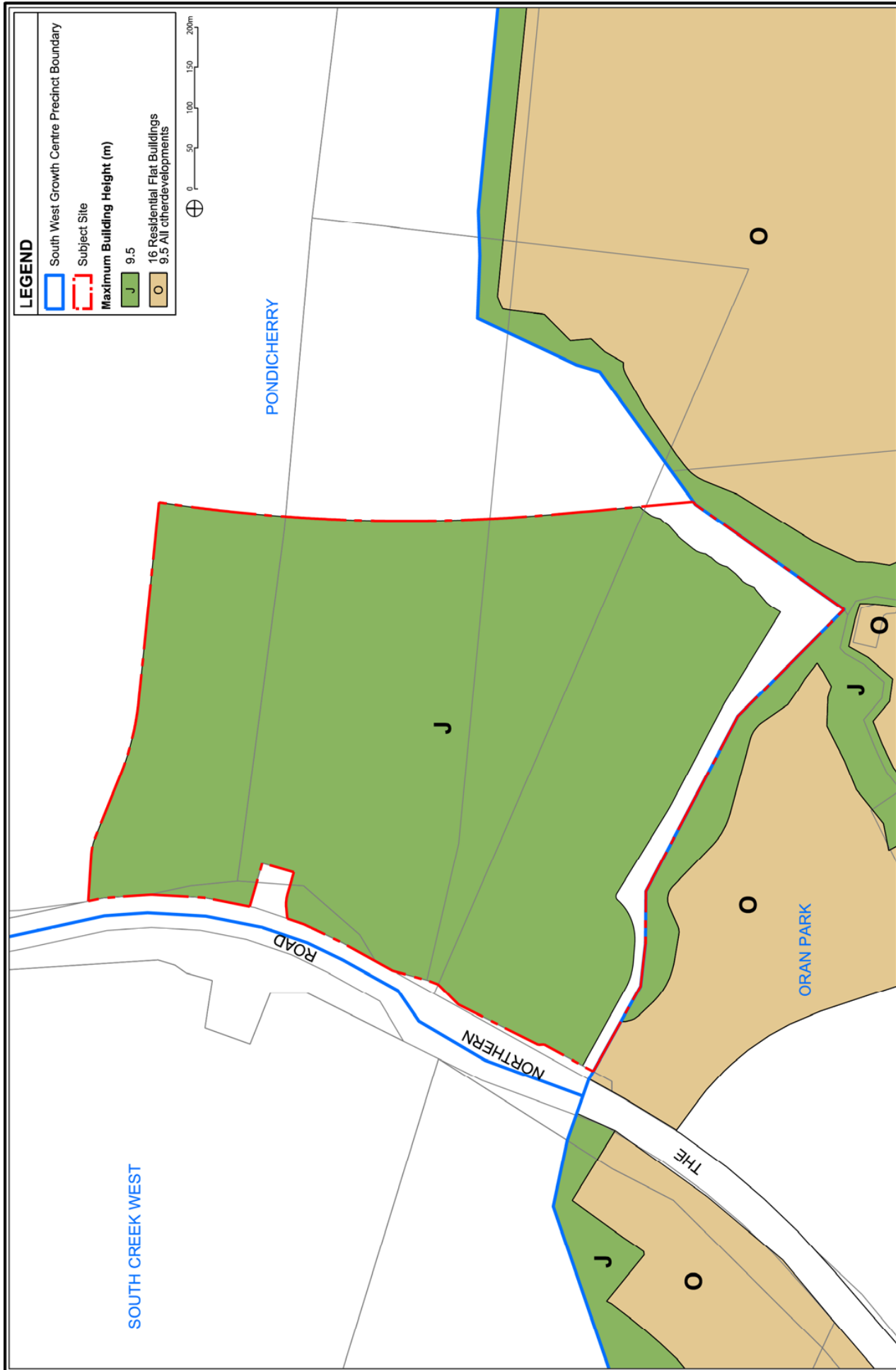


Draft Pondicherry (Part) Precinct - Proposed Heritage Map
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Draft Pondicherry (Part) Precinct - Proposed Height of Buildings Map
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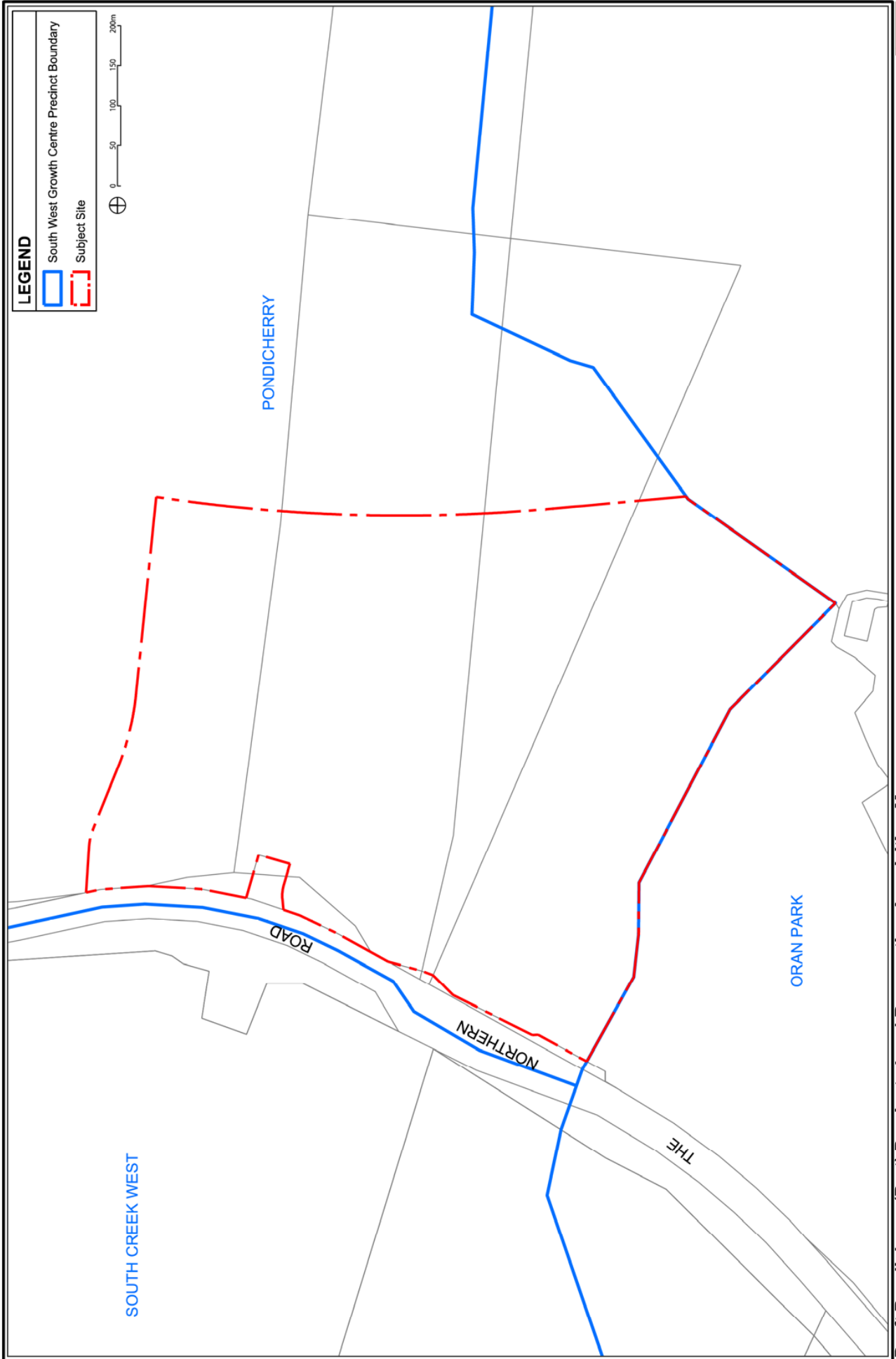
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Note: All areas and dimensions subject to detailed survey.

Attachment 6 **ORD02**

Attachment 6 ORD02



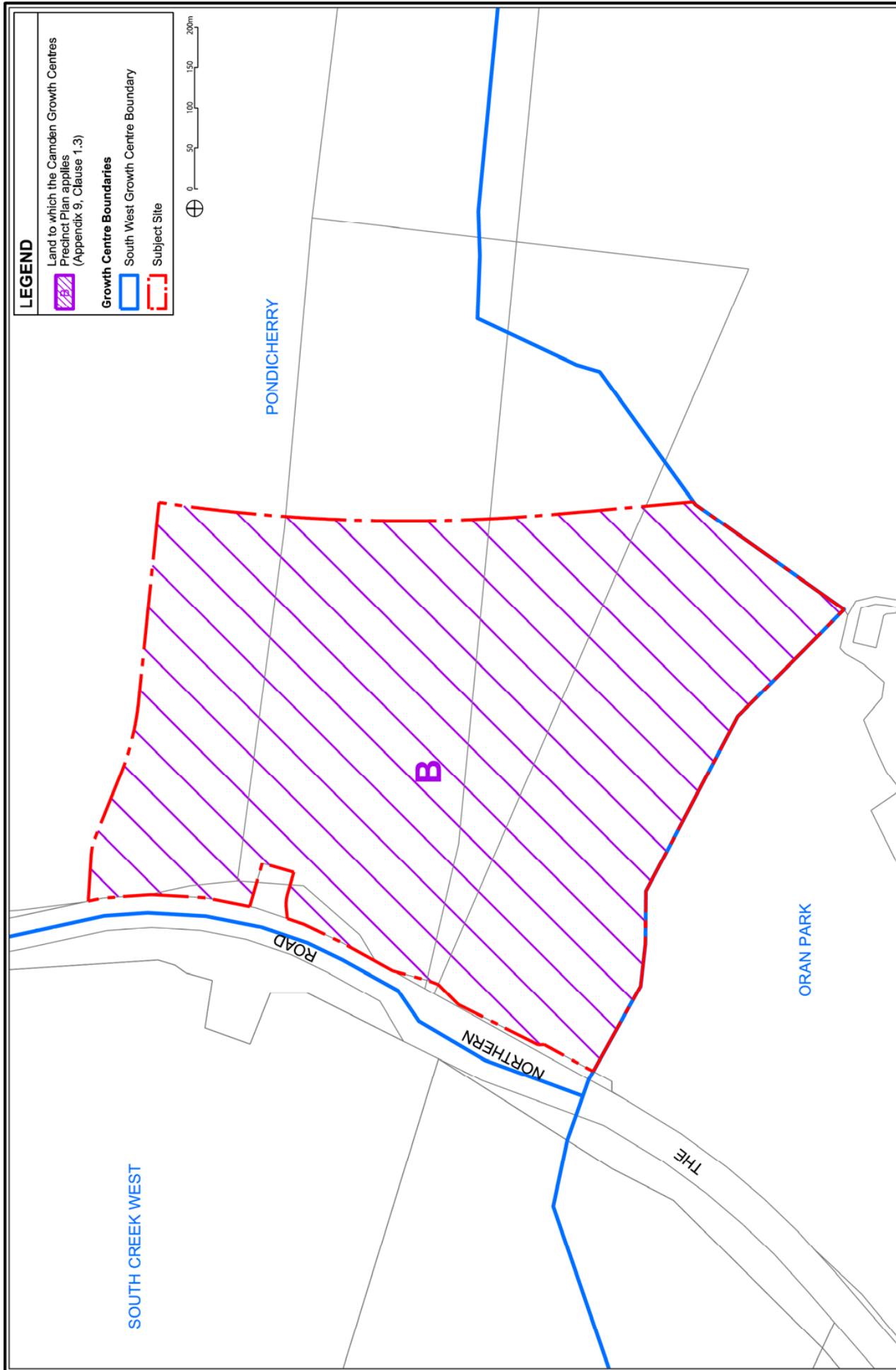
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Part: ORD02-18-005-3 Date: 28/04/2020 Revision: A Scale: NTS

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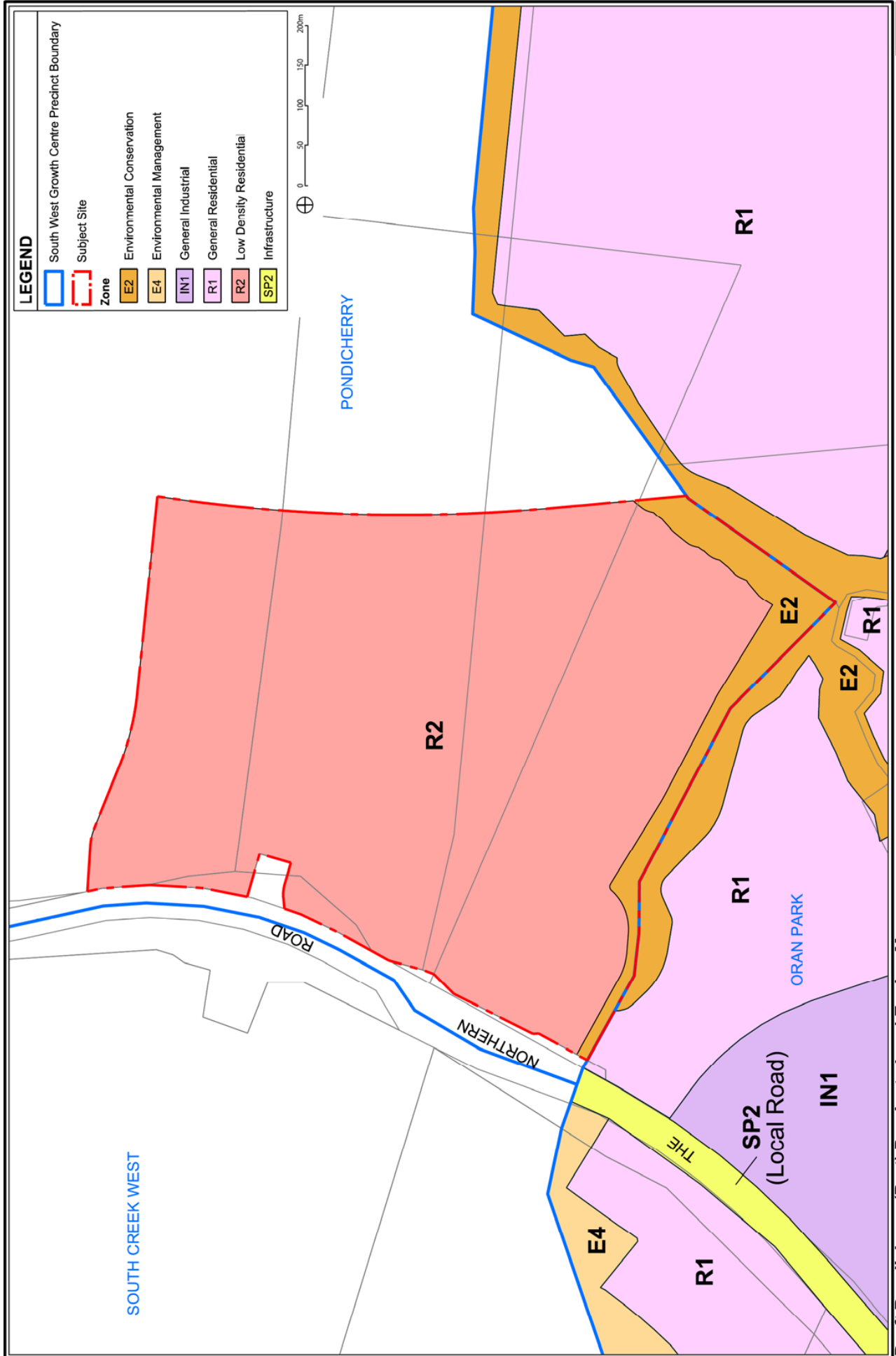
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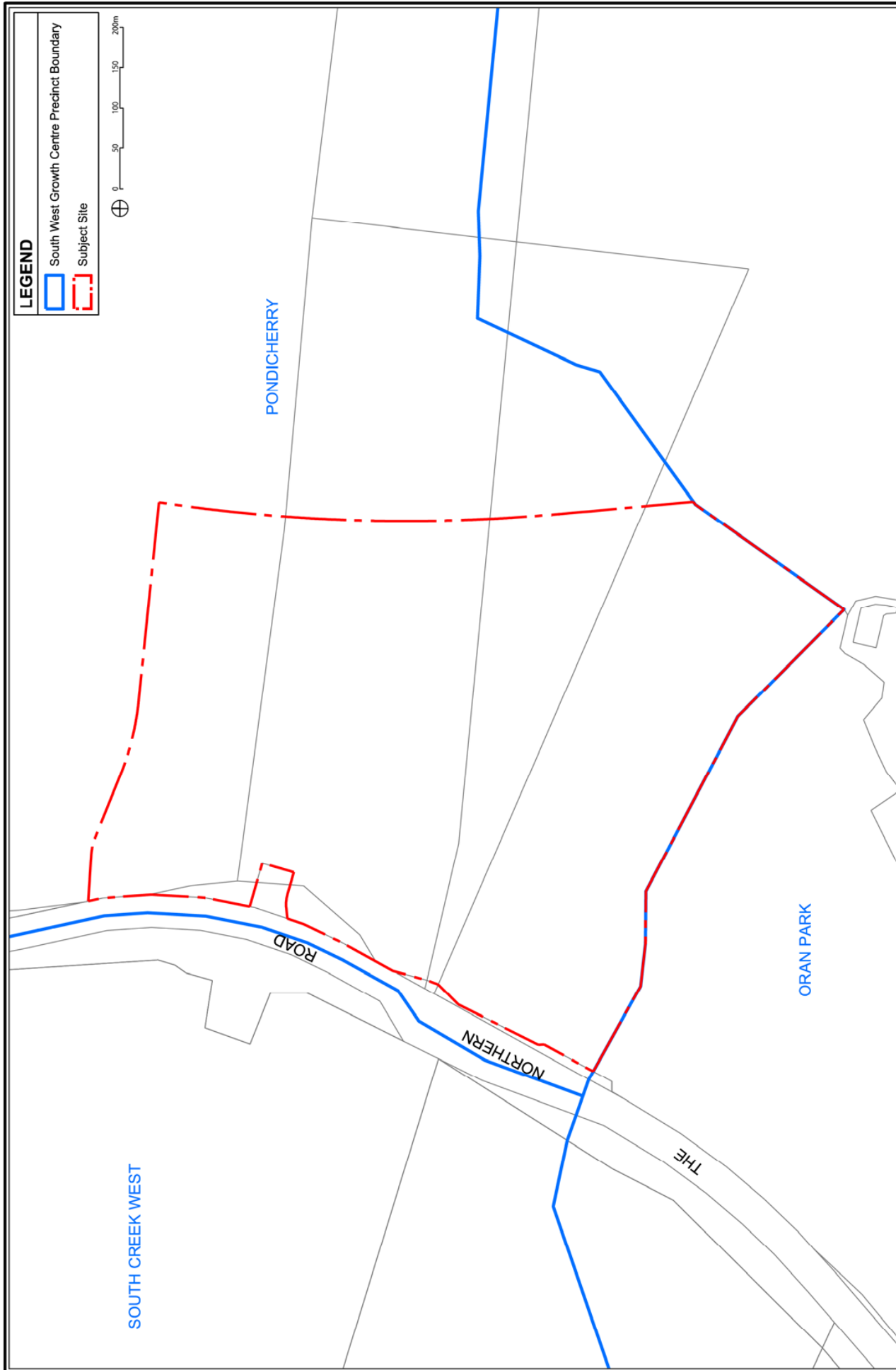
Attachment 6 ORD02



Draft Pondicherry (Part) Precinct - Land Zoning Map
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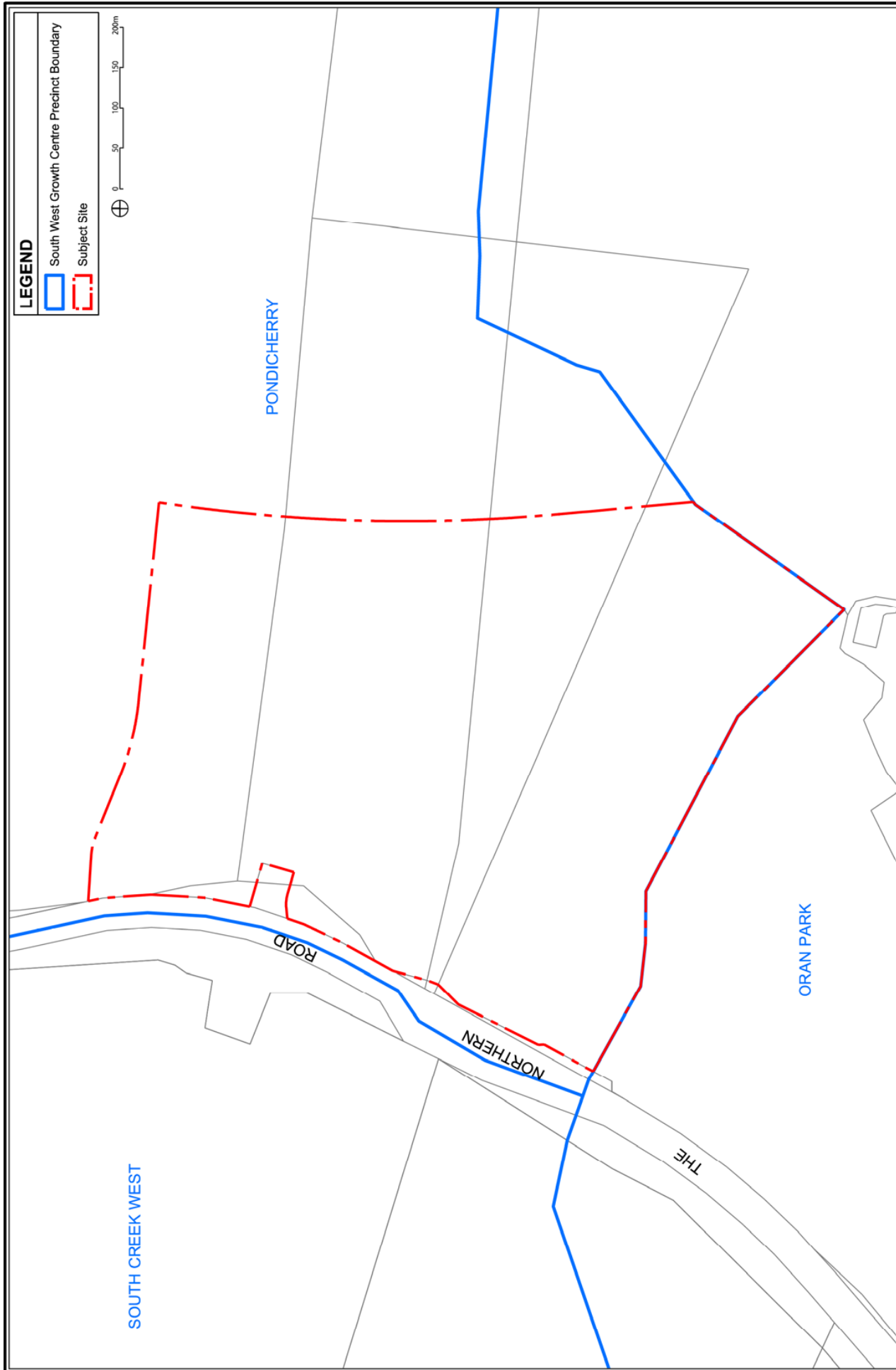
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Draft Pondicherry (Part) Precinct - Precinct Boundary Map
GROWTH CENTRES SEPP 2006 (PROPOSED)

Note: All areas and elements subject to detailed survey.

ORD02

Attachment 6



Draft Pondicherry (Part) Precinct - Floor Space Ratio Map
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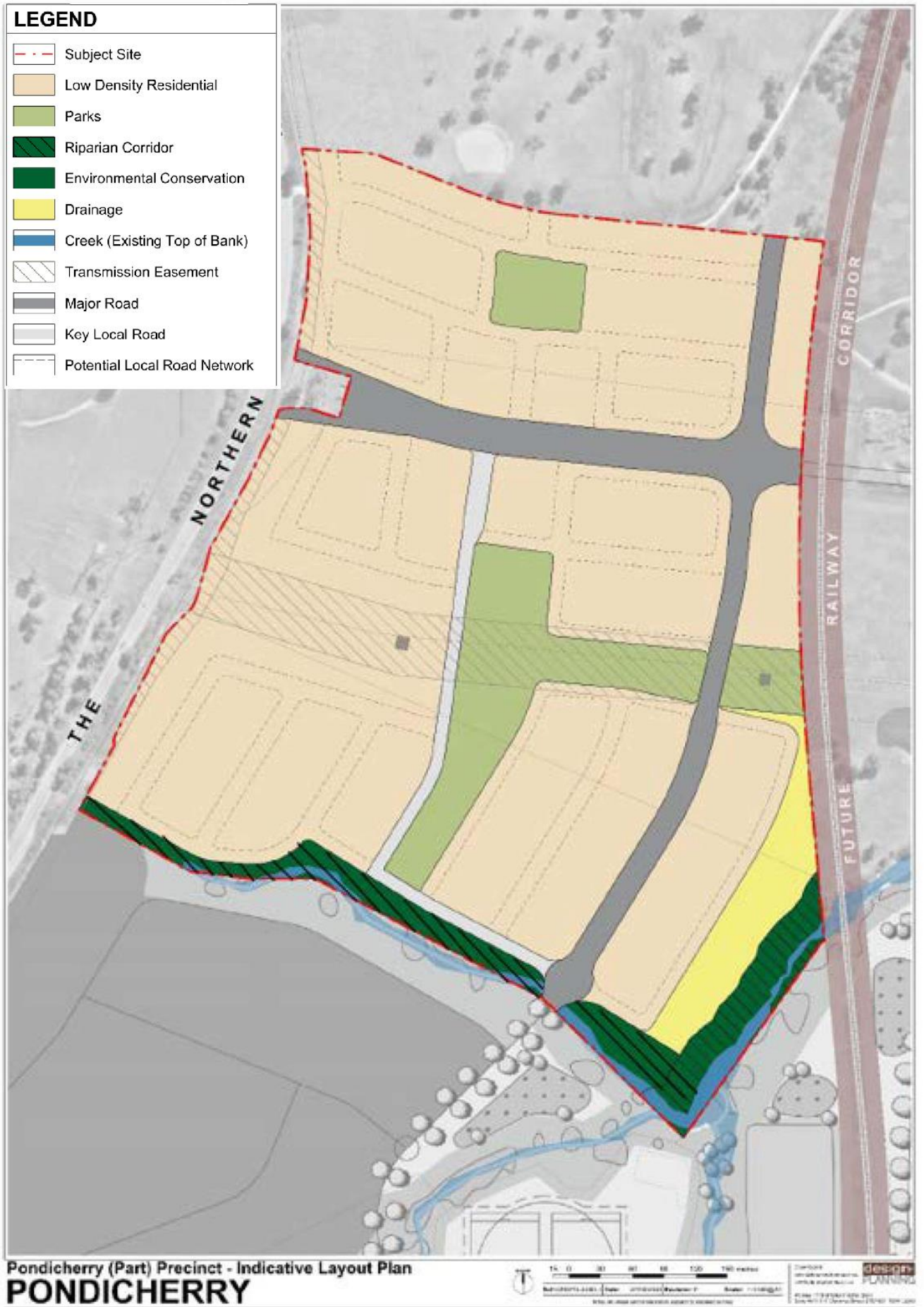
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Attachment 6

ORD02

ORD02

Attachment 7



Attachment – Assessment against Key Strategic Documents

ORD02

Assessment against Greater Sydney Region Plan

Greater Sydney Region Plan		
Direction	Objective	Officer Comment
Direction 3 Infrastructure & Collaboration - A City supported by Infrastructure	Objective 1: Infrastructure supports the three cities	The proposal is consistent with this objective as it catalyses continued infrastructure growth within the South West Growth Area (SWGGA). This includes the addition of water, sewerage and electricity in areas which were not previously connected. The proposal will also provide housing opportunities to support the SWGA and the future Western Sydney Airport.
	Objective 2: Infrastructure aligns with forecast growth-growth infrastructure compact	The proposal is consistent with this objective. The proposal will facilitate up to 470 dwellings, with the site being located in the SWGA. The proposal will assist with the realisation of Council's 6-10-year housing target.
	Objective 3: Infrastructure adapts to meet future needs	The proposal is consistent with this objective by providing main roads which are bus capable. This will enable future public transport to utilise routes within Tranche 41.
	Objective 5: Benefits of growth realised by collaboration of governments, community and business	The proposal is consistent with this objective by providing residential housing in the SWGA. This will support surrounding businesses, the continued growth of Camden, and opportunities for housing near the Western Sydney Airport (WSA).
Direction 4 Liveability- A City for People	Objective 6: Services and infrastructure meet communities' changing needs	The proposal is consistent with this objective by providing open space and new housing opportunities which respond to the needs of the existing and new community.
	Objective 7: Communities are healthy, resilient and socially connected	The proposal is consistent with this objective by providing different modes of travel throughout the Tranche 41. The draft ILP encourages pedestrian and cycle movement by providing well connected shared paths which connect to the wider Blue and Green Grid.
	Objective 10: Greater Housing Supply Objective 11: Housing is more diverse and affordable	The objective includes more housing in the right locations and the Region Plan identifies that Sydney has sufficient land to deliver its housing needs within the current Urban Area including existing Growth Areas. The proposal will facilitate up to 470 dwellings, with the site being located in the SWGA. The proposal will contribute to Council's 6-10-year housing target.

Attachment 8

Attachment – Assessment against Key Strategic Documents

		The proposal is consistent with these objectives by providing additional housing opportunities in the right location.
	Objective 12: Great Places that bring people together	The proposal is consistent with this objective by providing good quality open spaces which will connect to broader Pondicherry. The broader precinct will provide a lake system and district playing field to create additional opportunities for the community to gather.
Direction 5 Productivity – A Well Connected City	Objective 14: A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30 minute cities	The proposal is consistent with this objective by ensuring the surrounding transport network including roads, active transport options and public transport forms an integrated road network.
	Objective 17: Regional transport is integrated with land use	The proposed road network will link Tranche 41 to Oran Park via internal roads (future South Circuit road extension), as well as to the future WSA and Narellan Town Centre via The Northern Road.
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The proposal is consistent with this objective by providing residential development to support the future WSA and Aerotropolis.
Direction 6 Sustainability – A City in its Landscape	Objective 26: A Cool and Green Parkland City in the South Creek Corridor	The proposal is consistent with these objectives by providing and conserving the riparian corridors of Catherine Creek and Anthony's Creek.
	Objective 27: Biodiversity is Protected, Urban Bushland and Remnant Vegetation is enhanced	
	Objective 32: The Green Grid Links Parks, Open Spaces, Bushland and Walking and Cycling Paths	The proposal is consistent with this objective by providing and enhancing riparian corridors, providing shared and walking paths to link open spaces and providing links to broader Pondicherry which includes the preservation of the South Creek Corridor and enhancement of existing farm dams.

Attachment – Assessment against Key Strategic Documents

ORD02

Assessment against Western City District Plan

Attachment 8

Western City District Plan	
Planning Priority	Officer Comment
<u>Planning Priority W1</u> Planning for a city supported by infrastructure	The proposal is consistent with this priority. The proposal is well serviced by existing infrastructure and will leverage off the existing Town Centre and nearby open space facilities of Oran Park. Tranche 41 is also supported by an arterial road (The Northern Road) with regional access to the Aerotropolis, Campbelltown and Narellan.
<u>Planning Priority W2</u> Working through collaboration	The proposal is consistent with this priority. Broader Pondicherry is being planned collaboratively with DPIE, Council and the landowner. The rezoning of Tranche 41 is being considered as part of the broader collaborative planning process for Pondicherry and is also informing the process.
<u>Planning Priority W3</u> Providing services and social infrastructure to meet people's changing needs	The proposal is consistent with this priority. The proposal will facilitate additional open space and housing to meet the needs of the community. It is noted that the community of Tranche 41 will also be able to access additional social infrastructure planned for broader Pondicherry and this includes a K-6 school, integrated neighbourhood and community centre and additional public open space.
<u>Planning Priority W4</u> Fostering healthy, creative, culturally rich and socially connected communities	The proposal is consistent with this priority by providing cycleways and shared paths to connect to the broader pedestrian/cycle network. This encourages healthier communities and wider regional connections throughout the Western Parkland City.
<u>Planning Priority W5</u> Providing housing supply, choice and affordability, with access to jobs and services	The proposal is consistent with this priority by providing housing near Oran Park, Aerotropolis, and Narellan. It also provides additional population to support local and regional commercial centres.
<u>Planning Priority W6</u> Creating and renewing great places and local centres, and respecting the District's heritage	The proposal is consistent with this priority by providing opportunities to celebrate Aboriginal cultural heritage facilitated through the DCP.
<u>Planning Priority W7</u> Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal is consistent with this priority. The proposal ensures that surrounding roads, active transport and public transport are integrated with the proposed network of Tranche 41. This includes facilitating the delivery of Maryland Link Road No. 1, a sub arterial road which will be bus capable. The proposed road network will link Tranche 41 to Oran Park via internal roads, as well as Narellan and the future WSA via The Northern Road.
<u>Planning Priority W12</u> Protecting and improving the health and enjoyment of the District's waterways	The proposal is consistent with these objectives by preserving and enhancing the riparian corridors of Catherine Creek and Anthony's Creek. These riparian corridors also include the preservation of hollow bearing

ORD02

Attachment – Assessment against Key Strategic Documents

<u>Planning Priority W14</u> Protecting and enhancing bushland and biodiversity	trees and dead stags which are important habitats for local wildlife.
<u>Planning Priority W15</u> Increasing urban tree canopy cover and deliver Green Grid connections	The proposal seeks to increase urban canopy cover by providing street trees throughout Tranche 41. The proposal will also include additional areas of open space which will connect to the broader open space network throughout the Camden LGA.

Attachment 8

Attachment – Assessment against Key Strategic Documents

ORD02

Assessment against Community Strategic Plan

Community Strategic Plan Strategy	Officer Comment
<u>Key Direction 1</u> Actively Managing Camden LGA's Growth	The proposal is consistent with this direction as it will facilitate additional housing within the SWGA. The proposal will provide up to 470 dwellings and will be integrated with Oran Park.
<u>Key Direction 2</u> Healthy Urban and Natural Environment	The proposal is consistent with this Direction as it will strengthen and enhance the existing natural environment by retaining riparian corridors and providing connectivity to the broader open space and Blue and Green Grid network.

Attachment 8

Attachment – Assessment against Key Strategic Documents

Assessment against Camden Local Strategic Planning Statement

Camden Local Strategic Planning Statement		
Theme	Local Priority	Officer Comment
Infrastructure and Collaboration	Priority 1: Aligning Infrastructure Delivery with Growth	The proposal is located in the SWGA which is designated for future urban growth. The proposal is consistent with this priority as it will facilitate further expansion of infrastructure, road upgrades and the further release of precincts.
	Priority 2: Connecting Camden through Integrated Transport Solutions	The proposal is consistent with this priority by ensuring the surrounding transport network including roads, active transport and public transport is integrated into the proposed network of Tranche 41. This includes facilitating the delivery of Maryland Link Road No. 1, a sub arterial road which will be bus capable. The proposed road network will link Tranche 41 to Oran Park via internal roads, as well as Narellan and the future WSA via The Northern Road.
	Priority 3: Planning for the Delivery of the North South Rail and South West Rail Link Extension	The proposal adjoins the North South Rail corridor to the east. The draft ILP has been designed with consideration to the rail corridor and its future interface with adjoining residential development in Tranche 41.
	Priority 4: Working in Partnership to Deliver a More Liveable, Productive and Sustainable Camden	Broader Pondicherry is being planned collaboratively with the Department of Planning, Council and the landowner. The rezoning of Tranche 41 is being considered as part of the broader collaborative planning process for Pondicherry and is also informing the process.
Liveability	Priority 1: Providing Housing Choice and Affordability for Camden's Growing and Changing Population	The proposal is consistent with this local priority by providing additional housing to meet the needs of the growing community in the Camden LGA.
Sustainability	Priority 1: Improving the Accessibility and Connectivity of Camden's Green & Blue Grid and Delivering High Quality Open Space	The proposal is consistent with this local priority by designing a well-connected development which provides integrated shared and pedestrian paths to the broader network in the Camden LGA. In particular, the proposal provides walking tracks through the riparian corridor, which will connect to Oran Park as well as the active transport connections along The Northern Road.
	Priority 2: Protecting & Enhancing the Health of Camden's Waterways, and	The proposal is consistent with this local priority by ensuring that the riparian

Attachment – Assessment against Key Strategic Documents

	Strengthening the Role and Prominence of the Nepean River	corridors to the south of Tranche 41 are maintained and enhanced.
	Priority 6: Improving Camden's Resilience to Natural Hazards and Extreme Weather Events	The proposal is consistent with this local priority by providing a well-designed stormwater management system which will ensure that stormwater run-off levels meet pre-development levels.

ORD02

Attachment 8

Attachment – Assessment against Key Strategic Documents

Assessment against Draft Camden Local Housing Strategy

Draft Camden Local Housing Strategy		
Priority	Objective	Officer Comment
Priority 1: Providing housing capacity and coordinating growth with infrastructure	Objective 1: Providing housing capacity and coordinating growth with infrastructure	The proposal is consistent with this objective as it seeks to provide housing capacity in Pondicherry within the South West Growth Area as identified in the strategy. The provision of this housing aligns with the availability of infrastructure, building on the existing service infrastructure in Oran Park to the south.
	Objective 2: Precincts in the SWGA are planned and released to align with infrastructure provision	The proposal is consistent with this objective as it is supported by consultation with service providers. It will also leverage off existing and future transport opportunities (i.e. access to train and bus services) due to its proximity to Oran Park and The Northern Road.
Priority 2: Delivering resilient, healthy and connected communities	Objective 4: Neighbourhood design supports healthy and connected communities that are better placed	The proposal is consistent with this objective as it delivers a neighbourhood design that will support a healthy and connected community within Tranche 41. The proposed movement network provides north-south and east-west connections, encouraging walkability to open space and riparian areas such as Jack Brabham Reserve and key destinations such as the Oran Park Employment Area and Oran Park Town Centre.
	Objective 5: Increase Camden LGA's green cover and urban tree canopy	The proposal is consistent with this objective as it seeks to increase the green cover and urban tree canopy in the LGA. Specifically, it recognises and preserves native vegetation along the riparian corridor which will be subject to future embellishment. The proposal also incorporates "green links" between open space areas, which

Attachment – Assessment against Key Strategic Documents

ORD02

Attachment 8

		accommodates a wider verge with a sharepath and additional urban canopy.
Priority 3: Delivering the right housing in the right location	Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure	The proposal is consistent with this priority as it seeks to deliver the right housing in the right location. While the proposal primarily delivers low-density detached housing, it reflects the broader precinct strategy which is to locate higher density residential development around core areas of high amenity (e.g. neighbourhood centre/lake precinct envisioned in the south-east portion of broader Pondicherry).
Priority 4: Increasing housing choice and diversity	Objective 9: The mix of housing types matches the changing needs and preferences of the community	The proposal is consistent with this priority as it seeks to deliver housing types that matches the needs and preferences of the community. The proposal will deliver 470 lots with lot sizes ranging between 300m ² to 600m ² . This is consistent with draft housing analysis prepared for broader Pondicherry which identifies an approximate mix of 75% standard residential (lot size >300m ²) and 25% medium density residential (lot size <300m ²).

Attachment – Assessment of Specialist Studies

Assessment of Specialist Studies for Tranche 41

Social Infrastructure

The Social Infrastructure Report (Report) indicates that the proposal does not generate enough demand for new community facilities, health, childcare, aged care and emergency services on site. However, the proposal will generate demand for additional open space, childcare, primary and high school spaces.

Table 1 identifies the level of social infrastructure recommended for Tranche 41:

Category	Recommended Provision
Open Space	<p>On-site provision of passive open space that provides:</p> <ul style="list-style-type: none"> • All residents access within 400m to at least 0.4ha of open space; • Attractive, with quality finishes and landscaping, safe being designed to CPTED principles, accessible to multiple users, and interesting with a number of different activations; • Shared walking and cycling paths that link residents to open space within the Site, to open space and services in Oran Park to the south, and to open space and facilities in potential future releases to the east; • At least one playspace and preferably two which are multifunctional and cater for the needs of a range of age groups from young, to primary and high school aged children; • One half court that can be used for informal sporting activities like handball, netball and basketball. <p>No on-site provision of active open space. The subject site is too small to enable the clustering of sport courts (four or more) and sport fields (two or more).</p> <p>It is recommended contributions be made towards the development of district active space off-site, including playing fields and sport courts.</p>
Community and Recreation Facilities	<p>No on-site provision.</p> <p>It is recommended for contributions to be made towards the development of additional facilities with community centre and multipurpose meeting space off-site.</p>
Education	No on-site provision.
Health	No on-site provision.
Childcare	No on-site provision. Planning controls would allow the development of childcare centres within the site.
Aged Care	No on-site provision. Planning controls would allow the development of aged care facilities within the site.
Emergency Services	No on-site provision.

Table 1: Recommended social infrastructure provisions in Tranche 41

The Report recommends a social infrastructure strategy be developed that ensures all residents have access to required infrastructure by:

- Directly providing local open space and associated facilities on site;

Attachment – Assessment of Specialist Studies**ORD02**

- Leveraging facilities and services already provided nearby, including library, schools, and health, aged care and emergency services; and
- Contributing to the future provision of new facilities, such as district open space and community facilities.

Officer Comment

Council officers support the recommendations of the Report, which notes that:

- The site is not large enough to enable the clustering of sport courts and sport fields to allow for effective use of open space that supports local sporting competition, with contributions towards embellishing off-site active open space required to meet this shortfall;
- The increase in population does not generate enough demand for the provision of new community and recreation facilities, education, health, childcare, aged care and emergency services on site and future residents of Tranche 41 can access existing infrastructure in Oran Park and planned infrastructure in broader Pondicherry; and
- Private childcare and aged care services would be able to respond to potential increases in market demand for these facilities.

To meet the demand in active open space, the proponent has issued a draft VPA offer and nominated for a monetary contribution be made towards the district sports facility that is planned in the north-east portion of the broader Pondicherry precinct. Alternatively, if there are unforeseeable delays in the delivery of the district sports facility, monetary contributions will be made towards the embellishment of Jack Brabham Reserve (conversion from a natural grass to hybrid turf). Notwithstanding this monetary contribution, the Proponent has additionally nominated to provide a pedestrian link between Tranche 41 and Jack Brabham Reserve with associated activity stops to be located along this link.

Aboriginal Heritage

An Aboriginal Heritage Assessment letter summarises the Aboriginal Archaeological Report undertaken for broader Pondicherry.

Two Aboriginal Archaeological sites containing artefact scatter have been identified in Tranche 41 as having low and moderate archaeological significance respectively. Based on the draft ILP, the sites will be impacted by the proposed development.

Officer Comment

Council officers recommend an Aboriginal Interpretation Plan be provided to detail ways for people to appreciate and respect the significance of the place. This proposed requirement has been incorporated into the draft DCP.

It is noted that prior to any works being undertaken on the site, an Aboriginal Heritage Impact Permit (AHIP) will be required from Heritage NSW. An application for an AHIP will need to detail recommended actions to be taken before, during and after an activity to manage and protect any Aboriginal objects and places.

Traffic and Access Assessment**Attachment 9**

Attachment – Assessment of Specialist Studies

The Traffic and Access Assessment (Assessment) has determined the vehicular traffic, walking, cycling and public transportation needs of Tranche 41.

The Assessment quantifies the impact of the proposal on the 'gateway' intersection of Maryland Link Road No.1 and The Northern Road, based on current upgrade of The Northern Road from a two to four lane road, with an ultimate six lane configuration.

Traffic modelling has been undertaken for 2016, 2026 and 2036. The modelling found that at full development (2036), The Northern Road / Maryland Link Road No.1 intersection would operate at acceptable service levels during the AM and PM peaks.

The Assessment also notes Tranche 41 will be located 1.6km from the future Oran Park train station and will have convenient access to bus stops along The Northern Road and within the site. The proposal will also include the extension of the South Circuit collector road extending from Oran Park from the south. South Circuit and Maryland Link Road No. 1 will both be bus capable with off-road share-paths.

The proposed road designs comply with the minimum road width requirements provided in the Growth Centres DCP.

Officer Comment

Council officers agree with the findings of the Assessment. It is noted that further traffic modelling is being developed for broader Pondicherry to determine the potential traffic impacts at 2026 and 2036 on the internal road network and The Northern Road. Any internal road layout changes required for Tranche 41 resulting from this further traffic modelling can be considered and finalised as part of the Pondicherry precinct planning process.

Geotechnical Investigation

A Geotechnical Investigations letter summarises the Geotechnical Investigations Report (Report) undertaken for broader Pondicherry.

Key development constraints identified for Tranche 41 include a suspected stock water bore, waterlogged areas, and soil and ripped rock stockpiles. Upon assessment of these constraints, the Report concludes the site will be suitable for residential development. This is subject to key considerations relating to development guidelines, site classification, stability considerations, geotechnical limitations and indicative pavement thickness being addressed.

The Report also recommended for detailed geotechnical investigation and assessment to be undertaken at the detailed design stage of development proposals.

Officer Comment

Council officers have reviewed the Report and agree the development constraints would not unreasonably preclude residential development of the site.

Development constraints within Tranche 41 can be managed successfully through compliance with Council's Engineering Design Specifications (Design Specifications). A geotechnical report will be required at a future Development Application stage and will need to detail how proposed measures address and comply with the environmental site management provisions of the Design Specifications.

Salinity Investigation

Attachment – Assessment of Specialist Studies**ORD02**

A salinity letter summarises the findings in the Salinity Investigation Report (Report) and Salinity Management Plan (Plan) undertaken for broader Pondicherry.

The Report identified the presence of moderate to occasionally very-to-highly saline materials and highly sodic soil. The report indicates salinity levels do not pose a significant impediment to development subject to appropriate remediation and management measures. The accompanying Plan outlines appropriate measures for development on land with moderate to high risk of salinity.

Officer Comment

Council officers support the recommendations of Report. A detailed Salinity Management Plan will be required at the development application stage to satisfy the requirements of the Growth Centres DCP.

Site Contamination Investigation

A Contamination letter summarises the findings in the Preliminary Site Investigation (Investigation) undertaken for wider Pondicherry. The letter notes five areas of environmental concern (AEC) have been identified in Tranche 41.

The Investigation found the potential for contamination constraints (excluding the identified AECs) to be low and recommends detailed site investigations be undertaken to inform future subdivisions and for an unexpected finds protocol to be established.

Officer Comment

Areas of environmental concern in Tranche 41 are identified in the broader Site Contamination Section of the draft DCP. A detailed site investigation will be required for subdivision applications in accordance with the requirements of the Growth Centres DCP.

Stormwater Management and Flooding

The Stormwater Management Report (Report) identifies two catchments for Tranche 41. The northern catchment is proposed to drain into a temporary basin located outside and north of Tranche 41, within broader Pondicherry. The southern catchment drains into a permanent basin on the south-eastern corner of Tranche 41. The proposed basins are planned to attenuate stormwater flows from a 2-year up to a 100-year storm event.

Officer Comment

Council officers have reviewed the Report and additional information including flood modelling. The concept stormwater strategy is generally supported. The additional information provided demonstrates that the proposed basins are of sufficient size to ensure that post-development stormwater runoff levels match pre-development levels. Detailed design of stormwater infrastructure will need to comply with Council's Engineering Specifications at the development application stage.

It is noted the proposed basin located to the north (outside) of Tranche 41 is temporary. This is an acceptable interim measure until permanent basins are delivered, concurrent with the development of broader Pondicherry.

Attachment 9

Attachment – Assessment of Specialist StudiesTerrestrial Ecological Analysis

The Terrestrial Ecological Analysis (Analysis) indicates the site is relatively unconstrained and is biodiversity certified under the Growth Centres Biodiversity Certification Order. This means an assessment of impacts to biodiversity values as a result of development on the subject site is not required.

The Analysis identifies two native vegetation communities exist within Tranche 41: Shale Plains Woodland (part of the Cumberland Plain Woodland Vegetation Community) and Alluvial Woodland, which were found to be in poor and moderate condition respectively. The vegetation communities are considered to pose low ecological constraint to the proposed development.

Ten hollow-bearing trees (HBTs) and a number of dead stags that have the potential to provide habitat for native fauna exist on the site. HBTs within 200m of a waterbody are assessed to pose medium ecological constraint.

The Analysis notes the restoration of the riparian corridors and embellishment of open spaces with endemic species will provide improved habitat and habitat connectivity. It recommends habitat hollows and stags in the site be retained where possible, or habitats be provided in conservation zones where they cannot be retained.

Officer Comment

Council officers support the findings of the Analysis. Development impacts to native vegetation on the site is permitted under the Growth Centres Biodiversity Certification Order.

The proposed rezoning of riparian corridors from RU1 Primary Production to E2 Environmental Conservation may allow some of the HBTs to be retained on site and will lead to overall improved environmental outcomes for this land. The removal of HBTs and stags as a result of development can be offset with nest boxes or rehoused hollows. This can be considered as part of any future development applications for subdivision works and facilitated through conditions of development consent.

Riparian Corridor Assessment

The Riparian Corridor Assessment (Assessment) identified four first-order, two second-order and one third-order stream located within Tranche 41 or within 40m of the site boundary.

Of these, two of the higher order streams have distinctive bed, bank and aquatic habitat and are defined as a 'river' under the Water Management Act. Both streams are outside of Tranche 41.

Stream 1A also referred to as Catherine Creek, is located along the southern boundary of Tranche 41 and is not defined as a river. However, Catherine Creek is associated with a riparian protection area in Oran Park, and the report recommends that this creek be maintained and rehabilitated.

Officer Comment

The proposed zoning of Catherine Creek riparian corridor to E2 Environmental Conservation is supported. This will ensure that Catherine Creek is maintained and rehabilitated.

Bushfire Assessment

Attachment – Assessment of Specialist Studies

ORD02

The Bushfire Assessment Report (Report) concludes the draft ILP can achieve the required bushfire protection measures. This is subject to suitable road dimensions, perimeter roads, Asset Protection Zones (APZs) and water supply being incorporated into the design of future development proposals.

The Report further recommends that a compliant perimeter road or performance solution be provided to sites along the northern and eastern boundary the site, as no perimeter road is provided to these lots. This APZ is required because grazing land adjoins Tranche 41 and presents a bushfire hazard.

Officer Comment

Land adjoining Tranche 41 to the north and east is planned to be rezoned for urban purposes as part of broader Pondicherry. This means a perimeter road for the northern and eastern lots would not be required as the broader precinct is rezoned. As an interim measure, the proponent has agreed to provide a temporary fire trail along the northern and eastern boundaries of the site to comply with the requirements of Planning for Bushfire Protection 2019.

Servicing Infrastructure Report

The Services Infrastructure Report (Report) indicates the proponent has consulted with Sydney Water, Endeavour Energy, Jemena and NBN relating to the provision of services. These services are discussed in **Table 2**:

Service Infrastructure	Status of Provision
Water	Water can be provided by the Narellan Reservoir until the Oran Park Reservoir is completed in 2022.
Wastewater	In the long term, it is planned wastewater will drain to the South Creek Water Treatment Plant expected to be constructed by 2026. In the interim, the report includes four strategies for treatment of wastewater subject to Sydney Water's detailed planning process.
Electricity	Endeavour Energy confirmed there is sufficient capacity to accommodate Tranche 41. In any case where capacity is reached prior to connection requests (depending on the staging and timing of development), a new 11kV feeder would be required onsite.
Gas	Jemena has confirmed the availability of gas to the site.
NBN	NBN has advised that details of timing cannot be provided but noted services are currently being rolled out to surrounding areas.

Table 2: Assessment of Service Infrastructure

Officer Comment

Council officers are satisfied with the strategies and availability of services identified in the Report.

Additional information on the timing, construction detail, and location of service connections outside of Tranche 41 has been requested to provide more detail on possible connections and the timing of servicing for the broader SWGA.

Attachment 9

Attachment – Assessment of Specialist Studies

Air Quality Assessment

An Air Quality Assessment (Assessment) identified four uses in the vicinity of the subject site that have the potential to impact on Tranche 41. These include the Hi-Quality Group at 761 The Northern Road Bringelly, a resource recovery and recycling plant, and three uses currently operating as part of the farming activities in Pondicherry. An assessment of the uses and odour sources is provided in **Table 3**:

Use	Source	Assessment
Hi Quality Group	Dust for operation	Impact is low. The operation is subject to an EPA license which requires the minimisation of dust. Any impact to Tranche 41 would be a breach of this license.
Farming irrigation	Smell of wet grass	Impact is low. This is a relatively inoffensive smell. The farming operation will cease once Pondicherry is rezoned.
Farming Silage Pits	Smell is only strong when silage pits are open	Impact is low. Silage pits are seldom used and used as storage of last resort. These silage pits are only used if silos on other farms are full and the silage on Base Farm at Bringelly are full. The farming operation will cease when broader Pondicherry is rezoned.
Farming wood chipping	Not applicable	No impact. Wood chipping site is no longer operational.

Table 3: Assessment of Potential Odour Impacts

Officer Comment

Council's officers have reviewed the Assessment and are satisfied that the potential odour sources will not create odour to a level that would adversely impact on the amenity of future residents and impede the rezoning of Tranche 41.

Noise and Vibration Assessment

The Noise and Vibration Assessment (Assessment) reviewed four key noise sources as discussed in **Table 4**:

Noise Source	Assessment
Traffic Noise – The Northern Road	Dwellings within 200m of The Northern Road would be subject to vehicular noise. Recommended measures include noise mounds/barriers along The Northern Road boundary, increased setbacks and suitable architectural treatments.
Industrial Noise	<p>There are potential noise impacts from the Oran Park Employment Lands to the south and the Hi Quality Group (recycling plant) at 761 The Northern Road, Bringelly.</p> <p>The Assessment concluded the anticipated offset provided by the riparian corridor and employment land perimeter road is sufficient to ensure adequate amenity to the nearest residential receivers.</p> <p>In relation to the Hi Quality Group, observations found the operations were inaudible from the boundaries of Tranche 41.</p>

Attachment – Assessment of Specialist Studies

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Rail Noise and Vibration	<p>A qualitative assessment of the likely impacts associated with the use of the North South Rail corridor was undertaken, as details of corridor are yet to be finalised by TfNSW.</p> <p>The Assessment concluded dwellings within 60m of the rail line will require Category 2 acoustic treatment in accordance with <i>Interim Guideline – Development Near Rail Corridors and Busy Roads</i>.</p>
Aircraft Noise	<p>Aircraft noise from Camden Airport, approximately 5km away and the future Western Sydney Airport, approximately 10km away were assessed.</p> <p>The Assessment concluded Tranche 41 is located outside of the ANEF 20 noise contour for both airports and therefore no restrictions apply.</p>

Table 4: Assessment of Potential Noise and Vibration Impacts

Officer Comment

Council officers support the finding and recommendations of the Assessment. Adequate mechanisms are in place to mitigate adverse potential impacts relating to traffic, industrial and rail noise and vibration.

In relation to traffic noise from The Northern Road, the provisions in Section 2.3.9 – Noise of the Camden Growth Centres DCP are consistent with the recommendations in the Report. There are current provisions relating to noise attenuation measures including the provision of noise mounds, building orientation and design and the use of landscaping. The draft ILP also provides a range of opportunities for noise attenuation along The Northern Road and the sub-arterial and collector roads. These include the use of service roads along parts of Maryland Link Road No.1, as well as designing internal roads to enable orientation of dwellings on corner lots to face local roads.

In relation to industrial noise, a noise assessment report would be required at the development application stage in accordance with requirements of the Oran Park Part B DCP for the proposed employment area.

To mitigate rail noise and vibration, additional acoustic requirements have been included in draft Schedule 6 of the DCP in accordance with the Interim Guideline – Development Near Rail Corridors and Busy Roads.

The site is located outside of the ANEF 20 noise contours of Camden Airport and the future Western Sydney Airport. The site is located within the Obstacle Limit Surface (OLS) for the Western Sydney Airport. A control within State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 requires certain types of development within the OLS to achieve indoor noise standards to mitigate the impact of future aircraft noise. Application of this control has been deferred to 26 April 2021, however future residential development within Tranche 41 will need to comply.

Attachment 9

ORD02

UNDER SEPARATE COVER

Planning Proposal – Tranche 41 (Pondicherry)

Ordinary Meeting 8 December 2020

Technical Studies (ref 20/386531)

Attachment 10

1. Social Infrastructure Assessment
2. Aboriginal Heritage
3. Traffic Report
4. Geotech Report
5. Salinity
6. Site contamination
7. Ecological Assessment
8. Riparian Assessment
9. Bushfire Assessment
10. Infrastructure Servicing Report
11. Reverse Amenity Air Quality
12. Noise and vibration
13. Stormwater Report



**Investment Summary Report
October 2020**



Camden Council
Executive Summary - October 2020

Sources of Funds

	Amount (\$)
Section 7.11 Developer Contributions	109,696,676
Restricted Grant Income	6,216,547
Externally Restricted Reserves	15,598,128
Internally Restricted Reserves	26,468,814
Camden Regional Economic Taskforce	41,000
General Fund	6,678,835
Total Funds Invested	164,700,000

Council's investment portfolio has increased by \$5m since the September reporting period. The increase primarily relates to developer contributions received during the month.

Investment Holdings

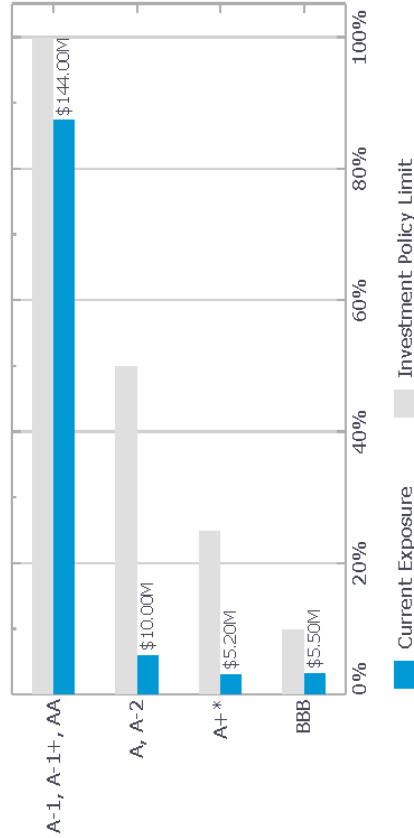
	Amount (\$)	Current Yield (%)
Cash	3,500,000.00	0.55
Term Deposit	161,200,000.00	1.40
	164,700,000.00	

Term to Maturity

	Amount (\$)	Policy Max
Between 0 and 1 Year	136,000,000	83% 100% ▼
Between 1 and 3 Years	17,000,000	10% 60% ▼
Between 3 and 5 Years	11,700,000	7% 30% ▼
	164,700,000	

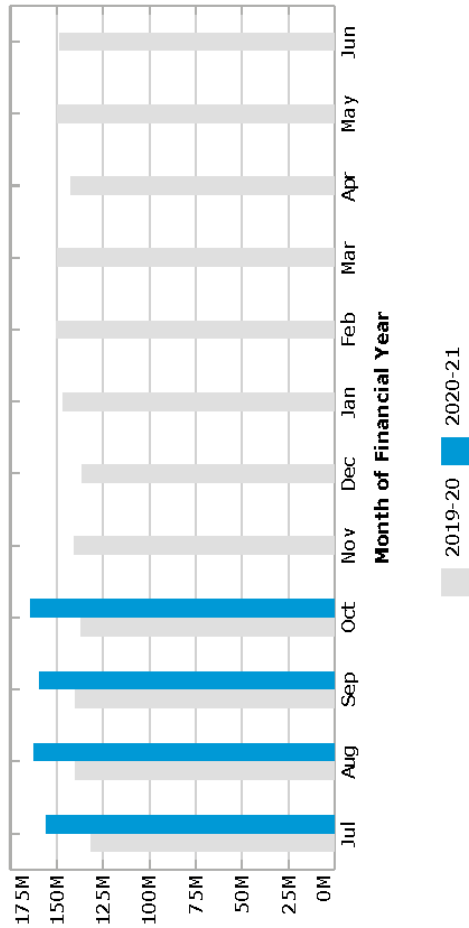
Percentages in this report may not add up to 100% due to rounding

Total Credit Exposure



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

Investment Portfolio Balance

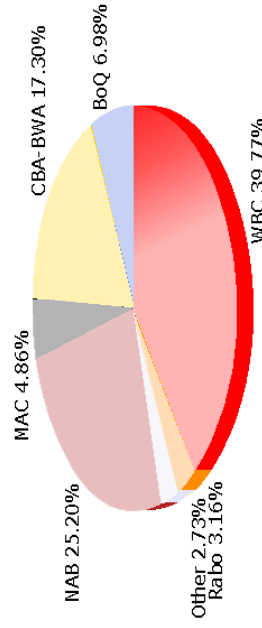
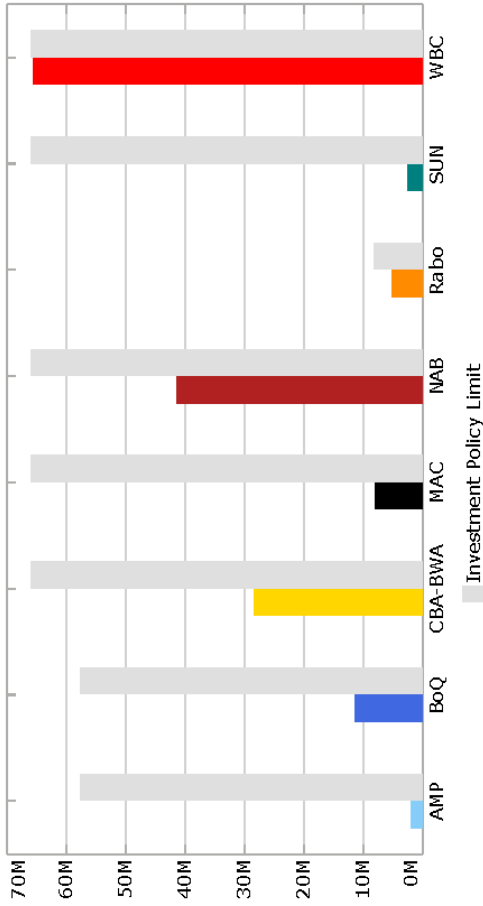




Individual Institutional Exposures

Parent Group	Exposure (\$M)	Credit Rating	Policy Limit	Actual	Capacity
AMP Bank	2.00M	A-2, BBB	35.00%	1.21%	55.65M
Bank of Queensland	11.50M	A-2, BBB+	35.00%	6.98%	46.15M
Commonwealth Bank of Australia	28.50M	A-1+, AA-	40.00%	17.30%	37.38M
Macquarie Bank	8.00M	A-1, A+	40.00%	4.86%	57.88M
National Australia Bank	41.50M	A-1+, AA-	40.00%	25.20%	24.38M
Rabobank Aus (Foreign Sub)	5.20M	A-1*, A+*	5.00%	3.16%	3.04M
Suncorp Bank	2.50M	A-1, A+	40.00%	1.52%	63.38M
Westpac Group	65.50M	A-1+, AA-	40.00%	39.77%	.38M
	164.70M				

Individual Institutional Exposure Charts



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

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

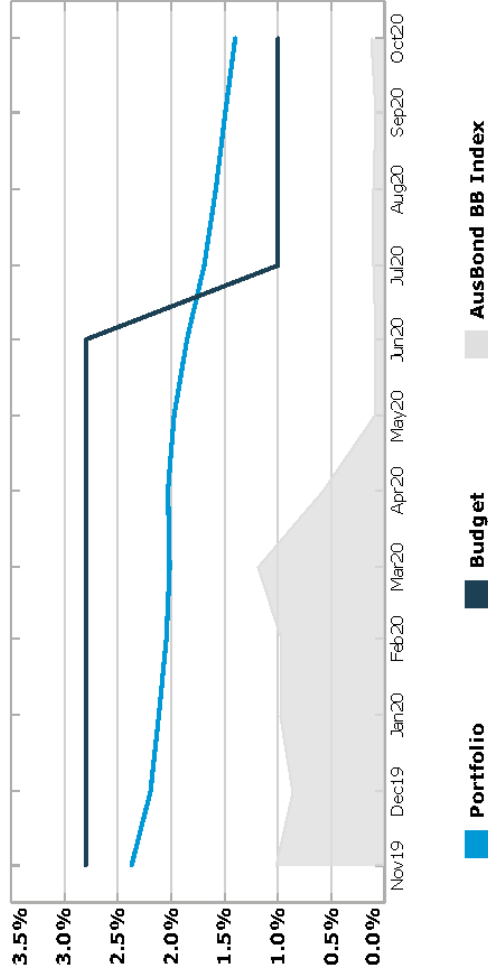


Camden Council
Performance Summary - October 2020

Interest Summary

Interest Summary as of October 2020	
Number of Investments	108
Average Days to Maturity	250
Weighted Portfolio Yield	1.40%
CBA Call Account	0.55%
Highest Rate	3.80%
Lowest Rate	0.56%
Budget Rate	1.00%
Average BBSW (30 Day)	0.08%
Average BBSW (90 Day)	0.07%
Average BBSW (180 Day)	0.09%
Official Cash Rate	0.25%
AusBond Bank Bill Index	0.13%

Investment Performance



Historical Performance Summary

	Portfolio	AusBond BB Index	Outperformance
Oct 2020	1.40%	0.13%	1.27%
Last 3 Months	1.49%	0.11%	1.38%
Last 6 Months	1.66%	0.11%	1.55%
Financial Year to Date	1.54%	0.11%	1.43%
Last 12 months	1.90%	0.51%	1.39%

Investment Performance

Council's portfolio returned 1.40%pa on a weighted average yield basis during October. This compares favourably with the Ausbond Bank Bill Index's return of 0.13% pa for the month.

Interest Received During the 2020/2021 Financial Year

	October	Cumulative	Original Budget	* Revised Budget
General Fund	\$69,231	\$233,646	\$600,000	\$600,000
Restricted	\$120,440	\$577,440	\$1,750,000	\$1,750,000
Total	\$189,671	\$811,086	\$2,350,000	\$2,350,000

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



Camden Council
Investment Holdings Report - October 2020

Cash Accounts										
Amount (\$)	Current Yield	Institution	Credit Rating	Amount (\$)	Deal No.	Reference				
3,500,000.00	0.55%	Commonwealth Bank of Australia	A-1+	3,500,000.00	535548					
3,500,000.00				3,500,000.00						
Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
2-Nov-20	1,500,000.00	1.00%	National Australia Bank	A-1+	22-May-20	1,506,698.63	539833	6,698.63	At Maturity	3356
2-Nov-20	3,000,000.00	0.86%	Westpac Group	A-1+	1-Jul-20	3,008,694.25	539982	8,694.25	At Maturity	3376
4-Nov-20	1,500,000.00	0.97%	National Australia Bank	A-1+	27-May-20	1,506,298.36	539844	6,298.36	At Maturity	3357
9-Nov-20	1,500,000.00	0.97%	National Australia Bank	A-1+	27-May-20	1,506,298.36	539845	6,298.36	At Maturity	3358
11-Nov-20	1,000,000.00	0.97%	National Australia Bank	A-1+	27-May-20	1,004,198.90	539846	4,198.90	At Maturity	3359
16-Nov-20	1,500,000.00	0.96%	National Australia Bank	A-1+	28-May-20	1,506,193.97	539851	6,193.97	At Maturity	3360
18-Nov-20	1,500,000.00	0.87%	Westpac Group	A-1+	3-Jun-20	1,505,398.77	539873	5,398.77	At Maturity	3361
23-Nov-20	1,500,000.00	0.87%	Westpac Group	A-1+	3-Jun-20	1,505,398.77	539874	5,398.77	At Maturity	3362
25-Nov-20	1,500,000.00	0.87%	Westpac Group	A-1+	4-Jun-20	1,505,363.01	539883	5,363.01	At Maturity	3363
30-Nov-20	2,000,000.00	1.60%	Macquarie Bank	A-1	28-Feb-20	2,021,654.79	539494	21,654.79	At Maturity	3332
30-Nov-20	1,000,000.00	1.40%	Westpac Group	A-1+	28-Apr-20	1,007,172.60	539669	7,172.60	At Maturity	3344
2-Dec-20	1,500,000.00	0.87%	Westpac Group	A-1+	4-Jun-20	1,505,363.01	539884	5,363.01	At Maturity	3364
4-Dec-20	4,000,000.00	0.86%	Westpac Group	A-1+	4-Aug-20	4,008,387.95	540083	8,387.95	Annually	3391
7-Dec-20	1,000,000.00	0.87%	Westpac Group	A-1+	11-Jun-20	1,003,408.49	539918	3,408.49	At Maturity	3366
9-Dec-20	1,000,000.00	1.70%	Macquarie Bank	A-1	12-Mar-20	1,010,898.63	539569	10,898.63	At Maturity	3336
14-Dec-20	2,000,000.00	1.70%	Macquarie Bank	A-1	12-Mar-20	2,021,797.26	539570	21,797.26	At Maturity	3337
16-Dec-20	1,000,000.00	1.66%	Macquarie Bank	A-1	18-Mar-20	1,010,344.60	539583	10,344.60	At Maturity	3338
16-Dec-20	3,000,000.00	0.88%	Westpac Group	A-1+	16-Jun-20	3,009,981.37	539933	9,981.37	At Maturity	3367
21-Dec-20	500,000.00	0.90%	National Australia Bank	A-1+	17-Jun-20	501,689.04	539936	1,689.04	At Maturity	3368
21-Dec-20	2,000,000.00	0.87%	Westpac Group	A-1+	17-Jun-20	2,006,530.96	539937	6,530.96	At Maturity	3369
21-Dec-20	1,500,000.00	0.87%	Westpac Group	A-1+	29-Jun-20	1,504,469.18	539972	4,469.18	At Maturity	3371



Camden Council
Investment Holdings Report - October 2020

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
23-Dec-20	2,000,000.00	0.87%	Westpac Group	A-1+	29-Jun-20	2,005,958.90	539973	5,958.90	At Maturity	3372
4-Jan-21	1,500,000.00	0.87%	Westpac Group	A-1+	29-Jun-20	1,504,469.18	539974	4,469.18	At Maturity	3373
6-Jan-21	2,000,000.00	0.87%	Westpac Group	A-1+	30-Jun-20	2,005,911.23	539979	5,911.23	At Maturity	3374
11-Jan-21	2,000,000.00	0.88%	Westpac Group	A-1+	1-Jul-20	2,005,930.96	539983	5,930.96	At Maturity	3377
13-Jan-21	1,000,000.00	0.88%	Westpac Group	A-1+	1-Jul-20	1,002,965.48	539984	2,965.48	At Maturity	3378
15-Jan-21	1,000,000.00	0.87%	Westpac Group	A-1+	15-Jul-20	1,002,598.08	540030	2,598.08	At Maturity	3384
18-Jan-21	2,000,000.00	2.15%	AMP Bank	A-2	15-Jul-19	2,012,841.10	538210	12,841.10	Annually	3247
18-Jan-21	1,500,000.00	0.88%	Westpac Group	A-1+	1-Jul-20	1,504,448.22	539985	4,448.22	At Maturity	3379
25-Jan-21	2,000,000.00	0.88%	Westpac Group	A-1+	2-Jul-20	2,005,882.74	539988	5,882.74	At Maturity	3380
27-Jan-21	2,000,000.00	1.52%	National Australia Bank	A-1+	24-Jan-20	2,023,487.12	539204	23,487.12	At Maturity	3316
28-Jan-21	3,000,000.00	0.86%	Westpac Group	A-1+	29-Jul-20	3,006,715.07	540068	6,715.07	At Maturity	3389
1-Feb-21	1,000,000.00	1.67%	Westpac Group	A-1+	7-Feb-20	1,012,261.92	539439	12,261.92	At Maturity	3323
3-Feb-21	1,000,000.00	0.88%	National Australia Bank	A-1+	8-Jul-20	1,002,796.71	540021	2,796.71	At Maturity	3382
8-Feb-21	2,000,000.00	0.85%	National Australia Bank	A-1+	15-Jul-20	2,005,076.71	540033	5,076.71	At Maturity	3385
10-Feb-21	1,500,000.00	0.87%	Westpac Group	A-1+	22-Jul-20	1,503,646.85	540044	3,646.85	At Maturity	3387
15-Feb-21	1,000,000.00	0.87%	Westpac Group	A-1+	29-Jul-20	1,002,264.38	540067	2,264.38	At Maturity	3388
17-Feb-21	2,000,000.00	0.87%	Westpac Group	A-1+	29-Jul-20	2,004,528.77	540069	4,528.77	At Maturity	3390
22-Feb-21	2,000,000.00	0.87%	Westpac Group	A-1+	4-Aug-20	2,004,242.74	540084	4,242.74	At Maturity	3392
24-Feb-21	1,500,000.00	0.81%	Westpac Group	A-1+	6-Aug-20	1,502,896.03	540101	2,896.03	At Maturity	3394
24-Feb-21	1,000,000.00	0.86%	Westpac Group	A-1+	18-Aug-20	1,001,767.12	540121	1,767.12	At Maturity	3397
26-Feb-21	3,000,000.00	0.64%	Commonwealth Bank of Australia	A-1+	1-Oct-20	3,001,630.68	540357	1,630.68	At Maturity	3420
1-Mar-21	1,000,000.00	0.86%	Westpac Group	A-1+	18-Aug-20	1,001,767.12	540122	1,767.12	At Maturity	3398
3-Mar-21	1,000,000.00	0.86%	Westpac Group	A-1+	24-Aug-20	1,001,625.75	540137	1,625.75	At Maturity	3402
8-Mar-21	1,000,000.00	0.68%	Suncorp Bank	A-1	31-Aug-20	1,001,155.07	540157	1,155.07	At Maturity	3404
10-Mar-21	1,500,000.00	0.67%	Suncorp Bank	A-1	3-Sep-20	1,501,624.52	540188	1,624.52	At Maturity	3406
15-Mar-21	1,000,000.00	3.60%	Bank of Queensland	A-2	15-Mar-17	1,022,684.93	535484	22,684.93	Annually	2958



Camden Council Investment Holdings Report - October 2020

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
17-Mar-21	1,000,000.00	0.72%	National Australia Bank	A-1+	11-Sep-20	1,001,006.03	540225	1,006.03	At Maturity	3408
22-Mar-21	1,500,000.00	0.69%	Commonwealth Bank of Australia	A-1+	15-Sep-20	1,501,332.74	540245	1,332.74	At Maturity	3409
24-Mar-21	1,000,000.00	0.69%	Commonwealth Bank of Australia	A-1+	17-Sep-20	1,000,850.68	540270	850.68	At Maturity	3412
29-Mar-21	1,500,000.00	2.65%	Bank of Queensland	A-2	29-Mar-19	1,523,523.29	537758	23,523.29	Annually	3201
29-Mar-21	1,000,000.00	0.66%	Commonwealth Bank of Australia	A-1+	22-Sep-20	1,000,723.29	540271	723.29	At Maturity	3413
6-Apr-21	1,500,000.00	0.64%	Commonwealth Bank of Australia	A-1+	24-Sep-20	1,500,999.45	540268	999.45	At Maturity	3415
6-Apr-21	2,000,000.00	0.64%	Commonwealth Bank of Australia	A-1+	29-Sep-20	2,001,157.26	540364	1,157.26	At Maturity	3418
7-Apr-21	1,000,000.00	3.50%	Bank of Queensland	A-2	3-Apr-17	1,020,328.77	535486	20,328.77	Annually	2963
7-Apr-21	2,000,000.00	0.64%	Commonwealth Bank of Australia	A-1+	29-Sep-20	2,001,157.26	540365	1,157.26	At Maturity	3419 Green
12-Apr-21	1,500,000.00	0.65%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,500,828.08	540355	828.08	At Maturity	3421 Green
14-Apr-21	1,500,000.00	0.67%	Westpac Group	A-1+	13-Oct-20	1,500,523.15	540394	523.15	At Maturity	3424
19-Apr-21	1,500,000.00	0.67%	Westpac Group	A-1+	13-Oct-20	1,500,523.15	540395	523.15	At Maturity	3425
21-Apr-21	1,500,000.00	0.57%	National Australia Bank	A-1+	14-Oct-20	1,500,421.64	540397	421.64	At Maturity	3426
21-Apr-21	1,000,000.00	0.64%	Westpac Group	A-1+	29-Oct-20	1,000,052.60	540478	52.60	At Maturity	3429
26-Apr-21	1,000,000.00	0.56%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,000,138.08	540466	138.08	At Maturity	3427
17-May-21	1,000,000.00	3.10%	Westpac Group	A-1+	16-May-17	1,006,454.79	535544	6,454.79	Quarterly	2975
31-May-21	2,000,000.00	0.75%	National Australia Bank	A-1+	31-Aug-20	2,002,547.95	540168	2,547.95	At Maturity	3405
9-Jun-21	1,500,000.00	1.00%	Westpac Group	A-1+	9-Jun-20	1,505,958.90	539907	5,958.90	At Maturity	3365
23-Jun-21	1,500,000.00	2.05%	Bank of Queensland	A-2	26-Jun-19	1,510,783.56	538081	10,783.56	Annually	3241
30-Jun-21	1,500,000.00	0.95%	National Australia Bank	A-1+	29-Jun-20	1,504,880.14	539969	4,880.14	At Maturity	3370
30-Jun-21	1,500,000.00	0.95%	National Australia Bank	A-1+	1-Jul-20	1,504,802.05	539981	4,802.05	At Maturity	3375
7-Jul-21	1,500,000.00	0.95%	National Australia Bank	A-1+	6-Jul-20	1,504,606.85	540000	4,606.85	At Maturity	3381
12-Jul-21	1,500,000.00	0.93%	National Australia Bank	A-1+	13-Jul-20	1,504,242.33	540025	4,242.33	At Maturity	3383
19-Jul-21	1,000,000.00	0.95%	National Australia Bank	A-1+	20-Jul-20	1,002,706.85	540039	2,706.85	At Maturity	3386
3-Aug-21	1,000,000.00	1.90%	Bank of Queensland	A-2	2-Aug-19	1,004,632.88	538357	4,632.88	Annually	3252
9-Aug-21	2,000,000.00	0.85%	National Australia Bank	A-1+	5-Aug-20	2,004,098.63	540085	4,098.63	At Maturity	3393

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Camden Council
Investment Holdings Report - October 2020

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
11-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	10-Aug-20	1,502,899.32	540107	2,899.32	At Maturity	3395
17-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	13-Aug-20	1,502,794.52	540114	2,794.52	At Maturity	3396
18-Aug-21	1,500,000.00	0.81%	National Australia Bank	A-1+	17-Aug-20	1,502,529.86	540120	2,529.86	At Maturity	3399
23-Aug-21	1,000,000.00	0.80%	National Australia Bank	A-1+	19-Aug-20	1,001,621.92	540127	1,621.92	At Maturity	3400
25-Aug-21	1,000,000.00	0.82%	National Australia Bank	A-1+	24-Aug-20	1,001,550.14	540135	1,550.14	At Maturity	3401
30-Aug-21	1,500,000.00	0.85%	National Australia Bank	A-1+	26-Aug-20	1,502,340.41	540146	2,340.41	At Maturity	3403
6-Sep-21	1,000,000.00	0.77%	National Australia Bank	A-1+	8-Sep-20	1,001,139.18	540213	1,139.18	At Maturity	3407
15-Sep-21	1,500,000.00	0.75%	Commonwealth Bank of Australia	A-1+	15-Sep-20	1,501,448.63	540246	1,448.63	At Maturity	3410
20-Sep-21	1,000,000.00	0.73%	Commonwealth Bank of Australia	A-1+	16-Sep-20	1,000,920.00	540252	920.00	At Maturity	3411
22-Sep-21	1,000,000.00	0.71%	Commonwealth Bank of Australia	A-1+	22-Sep-20	1,000,778.08	540272	778.08	At Maturity	3414
27-Sep-21	500,000.00	0.68%	Commonwealth Bank of Australia	A-1+	24-Sep-20	500,353.97	540269	353.97	At Maturity	3416
27-Sep-21	1,000,000.00	0.69%	Commonwealth Bank of Australia	A-1+	28-Sep-20	1,000,642.74	540363	642.74	At Maturity	3417 Green
29-Sep-21	1,500,000.00	0.70%	Commonwealth Bank of Australia	A-1+	1-Oct-20	1,500,891.78	540356	891.78	At Maturity	3422 Green
6-Oct-21	3,000,000.00	0.66%	Commonwealth Bank of Australia	A-1+	7-Oct-20	3,001,356.16	540389	1,356.16	At Maturity	3423 Green
21-Oct-21	1,000,000.00	0.60%	Commonwealth Bank of Australia	A-1+	23-Oct-20	1,000,147.95	540467	147.95	At Maturity	3428
1-Feb-22	1,000,000.00	3.60%	Westpac Group	AA-	1-Feb-17	1,008,778.08	535538	8,778.08	Quarterly	2936
2-Feb-22	1,500,000.00	3.57%	Westpac Group	AA-	2-Feb-17	1,513,057.40	535539	13,057.40	Quarterly	2937
10-Feb-22	1,000,000.00	3.56%	Westpac Group	AA-	10-Feb-17	1,008,095.34	535540	8,095.34	Quarterly	2938
15-Feb-22	1,500,000.00	3.75%	Bank of Queensland	BBB+	15-Feb-17	1,539,760.27	535547	39,760.27	Annually	2939
22-Feb-22	2,000,000.00	3.64%	Westpac Group	AA-	22-Feb-17	2,013,762.19	535541	13,762.19	Quarterly	2940
28-Feb-22	1,000,000.00	3.75%	Bank of Queensland	BBB+	27-Feb-17	1,025,479.45	535483	25,479.45	Annually	2946
28-Feb-22	1,000,000.00	3.55%	Westpac Group	AA-	28-Feb-17	1,006,321.92	535542	6,321.92	Quarterly	2950
1-Mar-22	1,000,000.00	3.58%	Westpac Group	AA-	1-Mar-17	1,005,983.01	535543	5,983.01	Quarterly	2952
2-Mar-22	2,000,000.00	1.40%	Macquarie Bank	A+	3-Mar-20	2,018,641.10	539519	18,641.10	Annually	3333
3-Mar-22	1,000,000.00	3.60%	Westpac Group	AA-	3-Mar-17	1,005,819.18	535545	5,819.18	Quarterly	2954
9-Mar-22	1,000,000.00	3.61%	Westpac Group	AA-	9-Mar-17	1,005,241.92	535546	5,241.92	Quarterly	2956



Camden Council Investment Holdings Report - October 2020

Term Deposits										
Maturity Date	Amount (\$)	Rate	Institution	Credit Rating	Purchase Date	Amount plus Accrued Int (\$)	Deal No.	Accrued Interest (\$)	Coupon Frequency	Reference
23-Mar-22	500,000.00	3.80%	Bank of Queensland	BBB+	23-Mar-17	511,608.22	535485	11,608.22	Annually	2960
4-May-22	1,000,000.00	3.60%	Bank of Queensland	BBB+	8-May-17	1,017,457.53	535487	17,457.53	Annually	2971
27-Jun-22	1,500,000.00	2.10%	Bank of Queensland	BBB+	26-Jun-19	1,511,046.58	538082	11,046.58	Annually	3242
11-Dec-23	2,000,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	2,054,887.67	537431	54,887.67	Annually	3070
18-Dec-23	4,500,000.00	3.15%	National Australia Bank	AA-	19-Dec-18	4,623,497.26	537432	123,497.26	Annually	3071
3-Jan-24	2,000,000.00	3.40%	Rabobank Australia	A+*	4-Jan-19	2,055,890.41	537443	55,890.41	Annually	3173
28-Feb-24	1,000,000.00	3.20%	Rabobank Australia	A+*	28-Feb-19	1,021,654.79	537586	21,654.79	Annually	3189
4-Mar-24	1,200,000.00	3.20%	Rabobank Australia	A+*	4-Mar-19	1,225,459.73	537601	25,459.73	Annually	3192
28-Mar-24	1,000,000.00	3.00%	Rabobank Australia	A+*	29-Mar-19	1,017,753.42	537765	17,753.42	Annually	3200
	161,200,000.00					162,138,308.81		938,308.81		

Deed

**Spring Farm Urban Release Area
Planning Agreement**

Under s7.4 of the Environmental Planning and Assessment Act 1979

Camden Council

AVJennings Properties Limited

Starhill Spring Farm Pty Ltd

Date:

© Lindsay Taylor Lawyers

Spring Farm Urban Release Area Planning Agreement
Camden Council
AVJennings Properties Limited
Starhill Spring Farm Pty Ltd

ORD05

Spring Farm Urban Release Area Planning Agreement

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Spring Farm Urban Release Area Planning Agreement
Camden Council
AVJennings Properties Limited
Starhill Spring Farm Pty Ltd

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Starhill Spring Farm Pty Ltd

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Summary Sheet

Council:

Name: The Council of Camden
Address: 70 Central Avenue, Oran Park, NSW 2570
Telephone: (02) 4654 7777
Facsimile: (02) 4654 7829
Email: mail@camden.nsw.gov.au
Representative: Ron Moore – General Manager

Developer:

Name: AVJennings Properties Limited
Address: Level 6, 58 Norwest Boulevard, Norwest NSW 2153
Telephone: (02) 9846 6593
Facsimile: N/A
Email: agallagher@avjennings.com.au
Representative: Andrew Gallagher

Starhill:

Name: Starhill Spring Farm Pty Ltd
Address: Suite 27, Level 5, 33 MacMahon Street, Hurstville, NSW 2220
Telephone: (02) 4646 1988
Facsimile: (02) 4648 3838
Email: peter.tan@starhill.com.au
Representative: Peter Tan

Land:

See definition of *Land* in clause 1.1.

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Development:

See definition of *Development* in clause 1.1.

Development Contributions:

See clause 9 and Schedule 1.

Application of s7.11, s7.12 and s7.24 of the Act:

See clause 8.

Security:

See Part 4.

Registration:

See clause 35.

Restriction on dealings:

See clause 36.

Dispute Resolution:

See Part 3.

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Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

The Council of Camden ABN 31 117 341 764 of 70 Central Avenue, Oran Park, NSW 2570 (**'Council'**)

and

AVJennings Properties Limited ABN 50 004 601 503 of Level 6, 58 Norwest Boulevard, Norwest NSW 2153 (**'Developer'**)

and

Starhill Spring Farm Pty Ltd ABN 95 161 492 306 of Suite 27, Level 5, 33 MacMahon Street, Hurstville, NSW 2220 (**'Starhill'**)

Background

- A The Developer and Starhill each own part of the Land.
- B The Developer wishes to carry out the Development.
- C The Developer has made development applications and obtained development consent for Stages 2, 3, 4A, 4B, 5A, 5A Deferred, 5B, 5B Deferred, P600, P700A, P700B, P800A and P800B. of the Development.
- D The Developer proposes to make further development applications to carry out P700C and P800C of the Development and is prepared to make Development Contributions in connection with the carrying out of the Development in accordance with this Deed.
- E The Developer proposes to make Development Contributions to the Council in accordance with this Deed in connection with the modification of the existing Development Consents for the Development to reduce the amount of contributions required under s7.11 of the Act and the carrying out of the Development.

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Operative provisions

Part 1 - Preliminary

1 Interpretation

1.1 In this Deed the following definitions apply:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Approval includes approval, consent, licence, permission or the like, and, for the avoidance of doubt, includes a development consent within the meaning of the Act.

Assigned Credits has the same meaning as contained in the Deed of Assignment.

Authority means the Commonwealth or New South Wales government, a Minister of the Crown, a government department, a public authority established by or under any Act, a council or county council constituted under the *Local Government Act 1993*, or a person or body exercising functions under any Act including a commission, panel, court, tribunal and the like.

Bank Guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by:

- (a) one of the following trading banks:
 - (i) Australia and New Zealand Banking Group Limited,
 - (ii) Commonwealth Bank of Australia,
 - (iii) Macquarie Bank Limited,
 - (iv) National Australia Bank Limited,
 - (iv) St George Bank Limited,
 - (v) Westpac Banking Corporation, or
- (b) any other financial institution approved by the Council in its absolute discretion.

Certifying Authority means a certifying authority or a certifier within the meaning of the Act.

Claim includes a claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding or right of action.

Clearance Certificate means a clearance certificate issued by the Commissioner for Taxation under paragraph 14-220 of Schedule 1 of the *Taxation Administration Act 1953* (Cth).

Construction Certificate has the same meaning as in the Act.

Contribution Value means, in respect of a Development Contribution Item the \$ amount specified in Column 7 of Schedule 1 corresponding to that Development Contribution Item indexed in accordance with the *Consumer Price Index (All Groups – Sydney)* published by the Australian Bureau of

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Statistics from March 2020, or otherwise as agreed between the Parties as the value of a Development Contribution made under this Deed.

Cost means a cost, charge, expense, outgoing, payment, fee and other expenditure of any nature.

Deed means this Deed and includes any schedules, annexures and appendices to this Deed.

Deed of Assignment means the Deed of Assignment of Section 7.11 Credits dated 6 December 2019 between the Developer as Assignee and Starhill as Assignor.

Defect means anything that adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of a Work or any part of a Work.

Defects Liability Period means in respect of a Work the period of 1 year commencing on the day immediately after a Work is completed for the purposes of this Deed, or if another period for that Work is specified in Column 8 of Schedule 1, that other period.

Design Approval and Maintenance Schedule means the table in Schedule 6.

Development means the development, within the meaning of the Act, of the Land the subject of the Development Consents.

Development Application has the same meaning as in the Act.

Development Consents means the development consents, within the meaning of the Act and as modified from time to time, to:

- (a) the Development Applications referred to in Schedule 2, and
- (b) any other Development Application for residential development of the Land in Stages generally as shown on the Staging Plan,

and for clarity does not include any development consents for development on Final Lots after their creation.

Development Contribution means a monetary contribution, the dedication of land free of cost, the carrying out of work, or the provision of any other material public benefit, or any combination of them, to be used for, or applied towards a public purpose, but does not include any Security or other benefit provided by a Party to the Council to secure the enforcement of that Party's obligations under this Deed for the purposes of s7.4(3)(g) of the Act.

Development Contribution Item means an item of Development Contribution specified in Column 1 of Schedule 1.

Dispute means a dispute or difference between the Parties under or in relation to this Deed.

Equipment means any equipment, apparatus, vehicle or other equipment or thing to be used by or on behalf of the Developer in connection with the performance of its obligations under this Deed.

Excluded Lot means any lot which is noted in Schedule 8 as an '*Existing Final Lot*' or a '*Final Lot in Production*'.

Force Majeure means any event or circumstance not within the control of the party claiming Force Majeure, and which, by exercise of reasonable diligence, that party was and is not reasonably able to prevent or overcome, including:

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- (a) an act of God including but not limited to any pandemic or epidemic;
- (b) a strike, lock out or other industrial disturbance;
- (c) an act of an enemy or terrorist, including war, blockade or insurrection;
- (d) an act of any third party, including any accidental or malicious act, or vandalism; or
- (e) a riot or civil disturbance.

Foreign Resident Capital Gains Withholding Amount mean the amount a purchaser is required to pay to the Commissioner for Taxation under paragraph 14-200 of the *Taxation Administration Act 1953* (Cth).

Final Lot means a lot created in the Development for separate residential occupation and disposition or a lot of a kind or created for a purpose that is otherwise agreed by the Parties, not being a lot created by a subdivision of the Land:

- (a) that is to be dedicated or otherwise transferred to the Council, or
- (b) on which is situated a dwelling-house that was in existence on the date of this Deed.

GST has the same meaning as in the GST Law.

GST Law has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

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

Land means the land shown as within the proposed staging boundaries on the Staging Plan and any other land on which a Work is required to be carried out or land required to be dedicated under this Deed.

Land Dedication Plan means the plan in Schedule 5.

Maintain, in relation to a Work, means keep in a good state of repair and working order, and includes repair of any damage to the Work.

Participation Rules means the participation rules as determined by the *Electronic Conveyancing National Law* (NSW).

Party means a party to this Deed.

Rectification Notice means a notice in writing:

- (a) identifying the nature and extent of a Defect,
- (b) specifying the works or actions that are required to Rectify the Defect,
- (c) specifying the date by which or the period within which the Defect is to be rectified.

Rectify means rectify, remedy or correct.

Regulation means the *Environmental Planning and Assessment Regulation 2000*.

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Security means a Bank Guarantee, or a bond or other form of security to the satisfaction of the Council indexed in accordance with the *Consumer Price Index (All Groups – Sydney)* published by the Australian Bureau of Statistics from the date of this Deed.

Stage means a stage of the Development generally as shown on the Staging Plan or otherwise as approved by a Development Consent.

Staging Plan means the plan in Schedule 3.

Subdivision Certificate has the same meaning as in the Act.

Unassigned Credits means any section 7.11 credits held by Starhill that are the result of any land dedications to Council in accordance with the terms of this Deed that have not been assigned to the Developer by Starhill under the terms of the Deed of Assignment and are therefore not Assigned Credits, and which are available to be applied in satisfaction of monetary contributions payable to Council under this Deed.

Work means the physical result of any building, engineering or construction work in, on, over or under land.

Works Plan means the plan in Schedule 4.

- 1.2 In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to dollars or \$ means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.

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- 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
- 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
- 1.2.13 A reference to this Deed includes the agreement recorded in this Deed.
- 1.2.14 A reference to a Party to this Deed includes a reference to the servants, agents and contractors of the Party, the Party's successors and assigns.
- 1.2.15 A reference to 'dedicate' or 'dedication' in relation to land is a reference to dedicate or dedication free of cost.
- 1.2.16 Any schedules, appendices and attachments form part of this Deed.
- 1.2.17 Notes appearing in this Deed are operative provisions of this Deed.

2 Status of this Deed

- 2.1 This Deed is a planning agreement within the meaning of s7.4(1) of the Act.
- 2.2 The Developer agrees that this Deed operates as a deed poll in favour of the Council on and from the date of execution of this deed by the Developer until the date on which this deed commences.

3 Commencement

- 3.1 This Deed commences and has force and effect on and from the date when the Parties have:
 - 3.1.1 all executed the same copy of this Deed, or
 - 3.1.2 each executed separate counterparts of this Deed and exchanged the counterparts.
- 3.2 The Parties are to insert the date when this Deed commences on the front page and on the execution page.

4 Application of this Deed

- 4.1 This Deed applies to the Land and to the Development.

5 Warranties

- 5.1 The Parties warrant to each other that they:
 - 5.1.1 have full capacity to enter into this Deed, and
 - 5.1.2 are able to fully comply with their obligations under this Deed.

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6 Further agreements

- 6.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Deed that are not inconsistent with this Deed for the purpose of implementing this Deed.

7 Surrender of right of appeal, etc.

- 7.1 The Developer and Starhill are not to commence or maintain, or to cause or procure the commencement or maintenance, of any proceedings in any court or tribunal or similar body appealing against, or questioning the validity of this Deed, or an Approval relating to the Development in so far as the subject-matter of the proceedings relates to this Deed.

8 Application of s7.11, s7.12 and s7.24 of the Act to the Development

- 8.1 This Deed excludes the application of s7.11 and s7.12 of the Act to the Development.
- 8.2 This Deed does not exclude the application of s7.24 of the Act to the Development.

Part 2 – Development Contributions**9 Provision of Development Contributions**

- 9.1 The Developer is to make Development Contributions to the Council in accordance with Schedule 1, any other provision of this Deed relating to the making of Development Contributions and otherwise to the satisfaction of the Council.
- 9.2 Starhill is to dedicate to the Council such Development Contribution Items as comprises land that it owns in accordance with Schedule 1, any other provision of this Deed relating to the dedication of land and otherwise to the satisfaction of the Council.
- 9.3 Any Contribution Value specified in this Deed in relation to a Work or land to be dedicated does not serve to define the extent of the Developer's or Starhill's obligation to make the Development Contribution.
- 9.4 The Council is to apply each Development Contribution made by the Developer and Starhill under this Deed towards the public purpose for which it is made and otherwise in accordance with this Deed.
- 9.5 Despite clause 9.3, the Council may apply a Development Contribution made under this Deed towards a public purpose other than the public purpose specified in this Deed if the Council reasonably considers that the public interest would be better served by applying the Development Contribution towards that other purpose rather than the purpose so specified.

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10 Payment of monetary Development Contributions

- 10.1 A monetary Development Contribution is made for the purposes of this Deed when the Council receives the full amount of the contribution payable under this Deed in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council.

11 Dedication of land

- 11.1 A Development Contribution comprising the dedication of land is made for the purposes of this Deed when:
- 11.1.1 the Council is provided with:
- (a) a Clearance Certificate that is valid at the time of dedication of land, or
 - (b) the Foreign Resident Capital Gains Withholding Amount in respect of the land to be dedicated, and
- 11.1.2 one of the following has occurred:
- (a) a deposited plan is registered in the register of plans held with the Registrar-General that dedicates land as a public road (including a temporary public road) under the *Roads Act 1993* or creates a public reserve or drainage reserve under the *Local Government Act 1993*, or
 - (b) the Council is given:
 - (i) an instrument in registrable form under the *Real Property Act 1900* duly executed by the registered proprietor as transferor that is effective to transfer the title to the land to the Council when executed by the Council as transferee and registered,
 - (ii) the written consent to the registration of the transfer of any person whose consent is required to that registration, and
 - (iii) a written undertaking from any person holding the certificate of title to the production of the certificate of title for the purposes of registration of the transfer, Or
 - (c) the Council is given evidence that a transfer has been effected by means of electronic lodgement through Property Exchange Australia Ltd or another ELNO.
- 11.2 The Developer and Starhill are to do all things reasonably necessary to enable registration of the instrument of transfer to occur.
- 11.3 The Developer and Starhill are to ensure that land dedicated to the Council under this Deed is free of all encumbrances and affectations (whether registered or unregistered and including without limitation any charge or liability for rates, taxes and charges) except as otherwise agreed in writing by the Council.
- 11.4 If, having used all reasonable endeavours, the Developer and Starhill cannot ensure that land to be dedicated to the Council under this Deed is free from

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all encumbrances and affectations, the Developer or Starhill, as the case may be, may request that Council agree to accept the land subject to those encumbrances and affectations, but the Council may withhold its agreement in its absolute discretion.

- 11.5 Subject to Schedule 1, if the Developer is required to dedicate land to the Council on which the Developer is also required to carry out a Work under this Deed, the Developer is to comply with clause 11.1.2(b) not later than 14 days after the Work is completed for the purposes of this Deed.
- 11.6 The Council agrees that clause 11.3 does not apply to any encumbrances and affectations which are required to be registered on title under a Development Consent or Construction Certificate issued by the Council.

12 Deferral of Work

- 12.1 Notwithstanding any other provision of this Deed, if the Developer forms the view at any time, that it is unable to make a Development Contribution comprising a Work by the time that Work is required to be completed under this Deed, then:
- 12.1.1 the Developer is to provide written notice to the Council to that effect;
- 12.1.2 the Developer is to provide the Council with a Security for 110% of the amount of Contribution Value that is equivalent to the proportion of the uncompleted part of the Work before the date on which the Work is required to be completed under this Deed;
- 12.1.3 the Developer is to provide to Council, for Council's approval, a revised completion date for the Work;
- 12.1.4 Council can approve, or not approve a revised completion date in its discretion, and if the Council does not approve the Developer's revised completion date for the Work, the Council and Developer are to negotiate in good faith and agree upon a revised completion date for the Work; and
- 12.1.5 the time for completion of the Work under this Deed will be taken to be the revised completion date approved by the Council under clause 12.1.4.
- 12.2 If the Developer complies with clause 12.1, then it will not be considered to be in breach of this Deed as a result of a failure to complete a Work by the time for completion of the Work specified in Column 6 of Schedule 1.
- 12.3 If the Work is not completed by the revised date for completion of the Work agreed under clause 12.1.4, then the Council may call on the Security to meet any of its costs incurred under this Deed in respect of the failure to complete the Work by the revised date for completion.
- 12.4 The Developer need not provide any additional Security under this clause if at the time the Security would be payable under this clause, Council holds Security under the other provisions of this Deed in an amount which covers the amount of Security required to be held under those other clauses, and the amount of Security required to be held under this clause.
- 12.5 If a party by reason of Force Majeure is delayed in performing or carrying out an obligation under this Deed and cannot perform or carry out the obligation by the time it is required to be performed or carried out, then that obligation is suspended for so long and to the extent that it is reasonably affected by the

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Force Majeure. In that case, the affected party must give notice to the other party with reasonable particulars including, so far as it is known, the probable extent to which the party will be reasonably delayed in performing or carrying out its obligations. A party is not liable for any reasonable delay in the performance of any of its obligations under this Deed to the extent that the delay is attributable to Force Majeure, regardless of the length of time for which the Force Majeure continues. For the avoidance of doubt, it is noted that a party to this Deed may still suffer damage which that party may seek to recover from a third party, due to a delay in the performance of an obligation under this Deed by a party to this document, attributable to circumstances amounting to Force Majeure which involve the third party.

- 12.6 If a party by reason of Force Majeure is unable to perform or carry out an obligation under this Deed then the parties are to meet and negotiate in good faith any reasonable amendments to this Deed.
- 12.7 Clauses 12.5 and 12.6 do not apply to any obligation to make a payment.

13 Work Health & Safety Obligations

Definitions

- 13.1 In this clause:

Designer means a person referred to in s22(1) of the WHS Act.

Principal Contractor means a person with whom the Developer has entered into an agreement to construct, install or commission a Work required to be provided by the Developer under this Deed.

Supplier means a person referred to in s25(1) of the WHS Act.

WHS Act means the *Work Health & Safety Act 2011* (NSW) and includes any regulations made under that Act.

Work means a Work required to be provided by the Developer under this Deed.

Workplace has the same meaning as in the WHS Act.

Relationship to WHS Act

- 13.2 In the event of any inconsistency between an obligation imposed by or under the WHS Act and an obligation imposed by this clause 13, the obligation imposed by or under the WHS Act will prevail to the extent of the inconsistency.

General obligation to comply with WHS Act

- 13.3 The Developer must:

- 13.3.1 ensure compliance with the WHS Act relating to the design of a Work, and
- 13.3.2 ensure, and must procure that the Principal Contractor ensures, compliance with the WHS Act relating to the supply, construction, installation or commissioning of a Work.

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- 13.4 Clauses 13.5 – 13.12 apply without limiting the generality of the obligation imposed by clause 13.3.

Management & control of workplace where Work is to be provided

- 13.5 In so far as the Developer or the Principal Contractor has management or control of the Workplace where a Work is required to be provided, the Developer must ensure or procure that the Principal Contractor ensures, so far as is reasonably practicable, that the Workplace, and the means of entering and exiting the Workplace, and anything arising from the Workplace, are without risks to the health and safety of any person.

Management & control of fixtures, fittings & plant where Works are carried out

- 13.6 In so far as the Developer or the Principal Contractor has the management or control of fixtures, fittings or plant, in whole or in part, at a Workplace where a Work is required to be provided, the Developer is to ensure or procure that the Principal Contractor ensures, so far as is reasonably practicable, that the fixtures, fittings and plant are without risks to the health and safety of any person.

Design of Work

- 13.7 In respect of a Work to which clause 15 applies, the Developer must provide to the Council a copy of the final design of a Work, certified by the Designer, before the Work is constructed, installed or commissioned.
- 13.8 In respect of a Work to which clause 15 applies, the Developer must ensure that the Designer of a Work ensures, so far as is reasonably practicable, that the Work is designed to be without risks to the health and safety of persons as required by the WHS Act.
- 13.9 Without limiting the obligation imposed by clause 13.8, the Developer must ensure that the Designer of a Work ensures that the Work is designed in accordance with the applicable provisions of the document titled '*Safe Design of Structures - Code of Practice*' dated October 2018 published by Safe Work Australia or any document which is substituted for or replaces that document.
- 13.10 The Developer's obligation under clause 13.8 applies irrespective of whether the design of the Work required the Council's approval or the Council was consulted in the preparation of the design.
- 13.11 The Developer must ensure that the Designer provides to the Council adequate, current and relevant information about the design of a Work as required by the WHS Act.

Construction, installation & supply of Work

- 13.12 The Developer must ensure or procure that the Principal Contractor ensures, so far as is reasonably practicable, that the way a Work is supplied, installed, constructed or commissioned ensures that it is without risks to the health and safety of persons as required by the WHS Act.

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- 13.13 The Developer must ensure or procure that the Principal Contractor ensures that the Supplier of any part of a Work provides to the Council adequate, current and relevant information about the Work as required by the WHS Act.

Application of clauses 13.7-13.13

- 13.14 Despite anything to the contrary in this clause 13, the Parties agree that clauses 13.7-13.13 do not apply to any Work specified in Schedule 1 for which a Construction Certificate was issued before the commencement of this Deed.

14 Carrying out of Work

- 14.1 Without limiting any other provision of this Deed, any Work that is required to be carried out by the Developer under this Deed is to be carried out in accordance with;
- 14.1.1 any design or specification (including any draft specifications or manuals) specified or approved by the Council, any relevant Approval and any other applicable law, and
- 14.1.2 without limiting clause 14.1.1, the draft *'Camden Open Space Design Manual'* dated December 2019, or that document as adopted, modified or substituted by the Council from time to time and notified to the Developer.

15 Approval of design of Work

- 15.1 This clause 15 applies to a Development Contribution Item comprising a Work for which 'Yes' is specified in Column 4 of the table in the Design Approval and Maintenance Schedule corresponding to the item, or for which Development Consent has not yet been granted as at the date of this Deed.
- 15.2 Prior to lodging any application seeking Approval for a Work (including any Development Application), the Developer is to obtain the Council's approval under this clause for the design and specifications for the Work unless otherwise agreed in writing by the Council in relation to the Work.
- 15.3 For the purposes of clause 15.2 Council acknowledges and agrees that approval is not required for any roads or water cycle management facilities or open space and recreation facilities for which Development Consent has been granted as at the date this Deed commences because the design and specifications of the roads and the water cycle management facilities have already been provided at the time of obtaining development consent.
- 15.4 Prior to commencing design of a Work, the Developer is to request that the Council provide the Developer with its requirements for the location (generally in accordance with the Works Plan and the Land Dedication Plan), design, materials and specifications for the provision of the Work.
- 15.5 When requesting Council's requirements under clause 15.4, the Developer may provide a proposal, including preliminary concept designs, to assist Council in preparing its requirements.
- 15.6 The Council is to provide the Developer with its requirements for the Work in writing within 40 business days of receiving the request under clause 15.4.

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- 15.7 Once the Developer receives the Council's requirements for a Work under clause 15.6, the Developer is to provide the initial design for the Work to Council for the Council's approval.
- 15.8 If Council does not provide the requirements for the works within the timeframe specified in clause 15.6, the Developer may proceed to prepare and lodge the initial design of the work.
- 15.9 The Council is to advise the Developer in writing whether it approves of the initial design of the Work within 40 business days of receiving the initial design from the Developer.
- 15.10 The Developer is to make any change to the initial design for the Work required by the Council.
- 15.11 Once the initial design for a Work is approved, the Developer must submit a full copy of the draft application for Approval for the Work to Council and seek written certification from Council that the application for Approval is consistent with the approved initial design of the Work, and the Council must either provide the written certification, or advise the Developer that it will not provide the written certification, within 14 days.
- 15.12 Subject only to clause 15.13, the Developer is not to lodge any application for Approval for a Work to which this clause 14 applies unless:
- 15.12.1 the Council has first approved the initial design for the Work; and
- 15.12.2 Council has provided its written certification under clause 15.11 for that application.
- 15.13 Notwithstanding clause 15.12:
- 15.13.1 if Council does not provide a response to the initial design submitted by the Developer within the time frame required in clause 15.9, the Developer may lodge an application for an Approval for the Work consistent with the initial design submitted to Council, and
- 15.13.2 if Council does not provide a response the draft application for Approval for the Work within the time frame required in clause 15.11, the Developer may lodge the application for an Approval for the Work consistent with the initial design approved by the Council.
- 15.14 The Developer is to bear all Costs associated with obtaining the Council's approval or certification under this clause.
- 15.15 Following Approval being issued for a Work, the Developer is to work with Council in the preparation of the detailed design for it and submit the detailed design to the Council for its approval.
- 15.16 Subject to clause 15.20. The Developer is not to lodge any application for a Construction Certificate for a Work, with any Certifying Authority, unless the Council has first approved the detailed design for the Work, and provided its written certification that the application for a Construction Certificate is consistent with the approved detailed design of the Work.
- 15.17 The Council is to provide the written certification referred to in clause 15.16, or notify the Developer that it will not provide the written certification, within 14 days of being provided with a copy of the application for a Construction Certificate by the Developer.
- 15.18 Council's written certification specified in clause 15.16 shall specify any particular milestones of construction of a Work and if so, the Developer is to provide the Council with a minimum of 24 hours' notice prior to commencing a

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particular milestone and allow the Council access to the relevant land to inspect the Work.

- 15.19 Subject to clause 15.20, an application for a Construction Certificate for a Work is to be accompanied by the written certification referred to in clause 15.17 when lodged with the Certifying Authority.
- 15.20 Notwithstanding clauses 15.16 and 15.19 if Council does not provide a response to the detailed design submitted by the Developer within the time frame required in clause 15.17, the Developer may lodge an application for a Construction Certificate for the Work consistent with the detailed design submitted to Council.
- 15.21 For the avoidance of doubt, nothing in this clause operates to fetter the Council's discretion, as consent authority, in determining any application for Approval for the Work.

16 Maintenance Regime and Vegetation Management Plan

- 16.1 If 'Yes' is specified in Column 5 of the Design Approval and Maintenance Schedule in respect of a Work specified in Column 1, then the Developer is to prepare:
- 16.1.1 a detailed maintenance regime for that Work for the Maintenance Period specified in Column 6 of that Schedule corresponding to that Work, and
- 16.1.2 a detailed costings, prepared by a suitably qualified person, for the carrying out of the maintenance regime.
- 16.2 If 'Yes' is specified in Column 7 of the Design Approval and Maintenance Schedule in respect of a Work specified in Column 1 then the Developer is to prepare a draft Vegetation Management Plan for the land on which the Work is to be located.
- 16.3 A detailed maintenance regime and costings prepared under clause 16.1, and a draft Vegetation Management Plan prepared under clause 16.2 are to be provided to the Council for the Council's approval at the following times:
- 16.3.1 if design approval is required under clause 15 – at the same time as it provides the initial design for the Work to the Council,
- 16.3.2 if design approval is not required under clause 15 – within 1 month of the Developer obtaining Development Consent from the relevant Authority for the relevant Work, or 1 month after the commencement of the Deed, whichever is later.
- 16.4 The Council is to advise the Developer in writing whether it approves of the detailed maintenance regime, detailed costings and draft Vegetation Management Plan within 1 month of receiving them from the Developer.
- 16.5 The Developer is to make any change to the detailed maintenance regime, detailed costings and draft Vegetation Management Plan required by the Council and re-submit them to the Council for approval and clause 16.4re-applies to the amended documents.

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17 Variation to Work

- 17.1 The design or specification of any Work that is required to be carried out by the Developer under this Deed may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed
- 17.2 Without limiting clause 17.1, the Developer may make a written request to the Council to approve a variation to the design or specification of a Work in order to enable it to comply with the requirements of any Authority imposed in connection with any Approval relating to the carrying out of the Work.
- 17.3 The Council is not to unreasonably delay or withhold its approval to a request made by the Developer under clause 17.2.
- 17.4 The Council, acting reasonably, may from time to time give a written direction to the Developer requiring it to vary the design or specification of a Work before the Work is carried out in a specified manner and submit the variation to the Council for approval.
- 17.5 The Developer is to comply promptly with a direction referred to in clause 17.4 at its own cost and subject to clause 17.6– 17.10, is to carry out and complete the Work in accordance with the varied design or specification approved by the Council.
- 17.6 If the Developer considers that a variation to the design or specification of a Work requested by the Council under clause 17.4 will increase the estimated cost of constructing the Work such that the estimated cost exceeds the indexed Contribution Value of the Work, then the varied design or specification of a Work submitted by the Developer under clause 17.4 is to be accompanied by a report prepared by a registered quantity surveyor approved by the Council ('**QS Report**') which sets out the estimated cost of constructing the Work to the varied design or specification and the amount of exceedance ('**Exceedance Amount**').
- 17.7 The Council is to consider the QS Report provided by the Developer under clause 17.6 and notify the Developer whether:
- 17.7.1 it agrees with the QS Report, or
- 17.7.2 it does not agree with the QS Report, or
- 17.7.3 it requires a further variation to the design or specification of the Work, or
- 17.7.4 it no longer requires a variation to the design or specification.
- 17.8 If the Council agrees with the QS Report, then the Developer is to carry out and complete the Work in accordance with the varied design or specification and upon completion of the Work in accordance with this Deed and provision of relevant invoices to the Council, the Council is to pay to the Developer the lesser of:
- 17.8.1 the Exceedance Amount referred to in the QS Report, and
- 17.8.2 the amount by which the actual cost of construction, as evidenced by relevant invoices, exceeds the Contribution Value.
- 17.9 If the Council notifies the Developer that it does not agree with the QS Report then the notice is taken to be a notice under 26.2 and the Parties are to resolve the Dispute by way of expert determination.

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- 17.10 If the Council notifies the Developer that it requires a further variation to the design or specification of the Work then clauses 17.5 to 17.10 re-applies.

18 Access to land by Developer

- 18.1 The Council is to permit the Developer, upon receiving reasonable prior notice from the Developer, to enter any Council owned or controlled land approved by the Council in order to enable the Developer to properly perform its obligations under this Deed.
- 18.2 Nothing in this Deed creates or gives the Developer any estate or interest in any part of the land referred to in clause 18.1.

19 Access to land by Council

- 19.1 The Council may enter any land on which Work is being carried out by the Developer under this Deed in order to inspect, examine or test the Work, or to remedy any breach by the Developer of its obligations under this Deed relating to the Work.
- 19.2 The Council is to give the Developer, and if relevant Starhill, prior reasonable notice before it enters land under clause 19.1.

20 Protection of people, property & utilities

- 20.1 The Developer is to ensure to the fullest extent reasonably practicable in relation to the performance of its obligations under this Deed that:
- 20.1.1 all necessary measures are taken to protect people and property,
- 20.1.2 unnecessary interference with the passage of people and vehicles is avoided, and
- 20.1.3 nuisances and unreasonable noise and disturbances are prevented.
- 20.2 Without limiting clause 20.1, the Developer is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land except as authorised in writing by the Council or any relevant Authority.

21 Repair of damage

- 21.1 The Developer is to Maintain any Work required to be carried out by the Developer under this Deed until the Work is completed for the purposes of this Deed or such later time as agreed between the Parties.
- 21.2 The Developer is to carry out its obligation under clause 21.1 at its own cost and to the satisfaction of the Council.

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22 Completion of Work

- 22.1 When the Developer believes that a Development Contribution Item comprising a Work is complete, it must give the Council a written notice (**Completion Notice**) which:
- 22.1.1 specifies the Development Contribution Item to which it applies; and
 - 22.1.2 states that it has been issued under this clause 22.1.
- 22.2 The Council must, and the Developer must permit the Council to, inspect the Development Contribution Item the subject of the Completion Notice in the presence of a representative of the Developer within twenty one (21) days of the date that the notice is given to the Council.
- 22.3 Within seven (7) days of inspecting a Development Contribution Item that is the subject of a Completion Notice, the Council must give the Developer a notice:
- 22.3.1 confirming that the Development Contribution Item has been completed in accordance with this Deed; or
 - 22.3.2 advising:
 - (a) that the Council does not accept that the Development Contribution Item has been completed in accordance with this Deed; and
 - (b) the reasons for that non-acceptance and directing the Developer to complete, rectify or repair any specified part of the Work.
- 22.4 For the avoidance of doubt, the Council may give more than one written notice under clause 22.3.2 if the Council reasonably considers that it is necessary to do so.
- 22.5 If the Developer does not accept the matters contained in a notice issued by the Council under clause 22.3.2 then it must, within 14 days, serve notice on Council to that effect, in which case the Council is to appoint a suitably qualified expert at the Cost of the Developer to determine whether the Development Contribution Item has been completed in accordance with this Deed.
- 22.6 If a Party does not accept the determination of the Council appointed expert in clause 22.5, then that Party may, within 14 days of the expert determination:
- 22.6.1 serve notice on the other Party to that effect, in which case the matter will be a Dispute; and
 - 22.6.2 refer that Dispute immediately to the President of the Law Society and clauses 26.4 to 26.7 (inclusive) apply to that Dispute.
- 22.7 The Developer, at its Cost, is to promptly comply with:
- 22.7.1 a written notice under clause 22.3.2, if it does not serve notice on the Council under clause 22.5, or
 - 22.7.2 the expert determination of the Council's appointed expert under clause 22.5, if no notice is served under clause 22.6, or
 - 22.7.3 the expert determination of the expert appointed by the President of the NSW Law Society under clause 26.4, if a Dispute has been referred under clause 22.6.2.

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- 22.8 If:
- 22.8.1 the Council gives a notice under clause 22.3.2; and
- 22.8.2 the Developer believes it has complied with that notice or an expert determination under clause 22.5 or clause 26, as the case may be, then
- the Developer must issue a further Completion Notice with respect to that Development Contribution Item and clauses 22.2 to 22.7 inclusive reapplies.
- 22.9 A Development Contribution Item comprising a Work will be complete for the purpose of this Deed:
- 22.9.1 on the date the Council issues a notice under clause 22.3.1 confirming that the Development Contribution Item is complete; or
- 22.9.2 if the Council fails to issue any notice under clause 22.3, at the end of the period of 28 days from the date the Completion Notice is given to the Council, or
- 22.9.3 if an expert has determined under clause 22.5 or clause 26 that the Work is complete for the purposes of this Deed, on the date of the expert determination .
- 22.10 If the Council is the owner of the Land on which a Development Contribution Item has been completed, the Council assumes responsibility for the Work upon the date that Development Contribution Item was completed, but if it is not the owner at that time, it assumes that responsibility when the Development Contribution comprising the dedication of the Land upon which that Work is carried out is made to Council under this Deed.
- 22.11 The Developer is to Maintain any Development Contribution Item for which a Maintenance Period is specified in Column 5 of the table in Schedule 2 for the Development Contribution Item, during that Maintenance Period.
- 22.12 For the purpose of and without limiting clause 22.11, if a detailed maintenance regime has been approved by the Council under clause 16 in respect of a Development Contribution Item, then the Developer is to Maintain the Development Contribution Item in accordance with that detailed maintenance regime.

23 Rectification of defects

- 23.1 The Council may give the Developer a Rectification Notice during the Defects Liability Period.
- 23.2 The Developer, at its own cost, is to comply with a Rectification Notice according to its terms and to the reasonable satisfaction of the Council.
- 23.3 The Council is to do such things as are reasonably necessary to enable the Developer to comply with a Rectification Notice that has been given to it under clause 23.1

24 Works-As-Executed-Plan

- 24.1 No later than 60 days after Work is completed for the purposes of this Deed, the Developer is to submit to the Council a full works-as-executed-plan in respect of the Work.

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- 24.2 The Developer, being the copyright owner in the plan referred to in clause 24.1, gives the Council a non-exclusive licence to use the copyright in the plans for the purposes of this Deed.

25 Removal of Equipment

- 25.1 When Work on any Council owned or controlled land is completed for the purposes of this Deed, the Developer, without delay, is to:
- 25.1.1 remove any Equipment from Land and make good any damage or disturbance to the land as a result of that removal, and
- 25.1.2 leave the land in a neat and tidy state, clean and free of rubbish.

Part 3 – Dispute Resolution**26 Dispute resolution – expert determination**

- 26.1 This clause applies to a Dispute between any of the Parties to this Deed concerning a matter arising in connection with this Deed that can be determined by an appropriately qualified expert if:
- 26.1.1 the Parties to the Dispute agree that it can be so determined, or
- 26.1.2 the Chief Executive Officer of the professional body that represents persons who appear to have the relevant expertise to determine the Dispute gives a written opinion that the Dispute can be determined by a member of that body.
- 26.2 A Dispute to which this clause applies is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 26.3 If a notice is given under clause 26.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 26.4 If the Dispute is not resolved within a further 28 days, the Dispute is to be referred to the President of the NSW Law Society to appoint an expert for expert determination.
- 26.5 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.
- 26.6 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.
- 26.7 The Parties are to share equally the costs of the President, the expert, and the expert determination.

27 Dispute Resolution - mediation

- 27.1 This clause applies to any Dispute arising in connection with this Deed other than a Dispute to which clause 26 applies.

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- 27.2 Such a Dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 27.3 If a notice is given under clause 26.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 27.4 If the Dispute is not resolved within a further 28 days, the Parties are to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time and are to request the President of the Law Society to select a mediator.
- 27.5 If the Dispute is not resolved by mediation within a further 28 days, or such longer period as may be necessary to allow any mediation process which has been commenced to be completed, then the Parties may exercise their legal rights in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- 27.6 Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.
- 27.7 The Parties are to share equally the costs of the President, the mediator, and the mediation.

Part 4 - Enforcement

28 Security for performance of obligations

- 28.1 Upon the execution of this Deed by all of the Parties the Developer and Starhill are to provide the Council with Security in the amount required under clause 28.2.
- 28.2 The Developer is to ensure at all times that the Council holds Security equal to the greater of:
- 28.2.1 the Contribution Value for the most valuable Development Contribution Item comprising a Work which has not been completed, within the meaning of the Deed (**Outstanding Work**);
- 28.2.2 10% of the sum of the Contribution Values of all Development Contribution Items comprising the dedication of land and the carrying out of Works, which:
- (a) are not complete (if the Development Contribution Item is a Work); or
- (b) have not been provided (if the Development Contribution Item is the dedication of land),
- (**Outstanding Land and Works Items**); or
- 28.2.3 \$1,000,000.00,
- provided that, if the sum of the Contribution Values of all Outstanding Land and Works Items falls below \$1,000,000.00, the Security required to be held under this clause is to equal the sum of the Contribution Values of all Outstanding Land and Works Items.
- 28.3 The amount of the Security required to be held under this clause is to be indexed annually in accordance with the CPI and the Developer and Starhill

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are to ensure that the Security held by the Council at all times equals the indexed amount notified to the Developer and Starhill by Council.

- 28.4 The Council, in its absolute discretion and despite clause 18, may refuse to allow the Developer to enter, occupy or use any land owned or controlled by the Council or refuse to provide the Developer with any plant, equipment, facilities or assistance relating to the carrying out the Development if the Developer and Starhill have not provided the Security to the Council in accordance with this Deed.

29 Call-up of Security

- 29.1 Notwithstanding any other remedy it may have under this Deed, under any Act or otherwise at law or in equity, the Council may call-up and apply the Security in accordance with clause 32 if, in its absolute discretion and despite clauses 26 and 27, it considers that the Developer has breached this Deed.
- 29.2 If the Council calls on the Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the breach.
- 29.3 If the Council calls-up the Security or any portion of it, it may, by written notice to the Developer and Starhill, require the Developer and Starhill to provide a further or replacement Security to ensure that the amount of Security held by the Council equals the amount it is entitled to hold under this Deed.

30 Release & return of Security

- 30.1 The Council is to release and return the Security or any unused part of it to the Developer and Starhill within 28 days of completion by the Developer and Starhill of all of their obligations under this Deed to the satisfaction of the Council.
- 30.2 The Developer and Starhill may at any time provide the Council with a replacement Security in the amount of the Security required to be provided under this Deed.
- 30.3 On receipt of a replacement Security, the Council is to release and return the Security that has been replaced to the Developer and Starhill within 28 days of receipt of the replacement Security.
- 30.4 Council acknowledges and agrees that:
- 30.4.1 Council holds the bank guarantees listed in Schedule 7 (**Held BGS**); and
- 30.4.2 the Developer has met all Council requirements which have been secured by the Held BGS; and
- 30.4.3 Council will not later than 14 days after it is provided with the Security required under clause 28.1 release to the Developer the Held BGS.

31 Acquisition of land required to be dedicated

- 31.1 If the Developer or Starhill do not dedicate land required to be dedicated under this Deed at the time at which it is required to be dedicated, the Developer and Starhill, as the case may be, consent to the Council

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compulsorily acquiring the land for compensation in the amount of \$1 without having to follow the pre-acquisition procedure under the Just Terms Act.

- 31.2 The Council is to only acquire land pursuant to clause 31.1 if it considers it reasonable to do so having regard to the circumstances surrounding the failure by the Developer or Starhill, as the case may be, to dedicate the land required to be dedicated under this Deed.
- 31.3 Clause 31.1 constitutes an agreement for the purposes of s30 of the Just Terms Act.
- 31.4 If, as a result of the acquisition referred to in clause 31.1, the Council is required to pay compensation to any person other than the Developer or Starhill, as the case may be, the Developer and Starhill are to reimburse the Council that amount, upon a written request being made by the Council, or the Council can call on any Security provided under clause 28.
- 31.5 The Developer and Starhill indemnify and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the land concerned except if, and to the extent that, the Claim arises because of the Council's negligence or default.
- 31.6 The Developer and Starhill are to promptly do all things necessary, and consents to the Council doing all things necessary, to give effect to this clause 31, including without limitation:
- 31.6.1 signing any documents or forms,
- 31.6.2 giving land owner's consent for lodgement of any Development Application,
- 31.6.3 producing certificates of title to the Registrar-General under the *Real Property Act 1900*, and
- 31.6.4 paying the Council's costs arising under this clause 31.

32 Application of section 7.11 credits held by Starhill

- 32.1 Council acknowledges and agrees that:
- 32.1.1 the Developer and Starhill have entered into the Deed of Assignment in relation to the Assigned Credits; and
- 32.1.2 the Assigned Credits can be applied by the Developer in satisfaction of any monetary contributions payable to Council under the terms of this Deed; and
- 32.1.3 should the Developer elect to have the Unassigned Credits assigned to it by Starhill (**Newly Assigned Credits**) and provided the Developer first notifies the Council in writing of the amount of Unassigned Credits to be assigned to Starhill, then in addition to the Assigned Credits the Newly Assigned Credits can be applied by the Developer in satisfaction of any contributions payable to Council under the terms of this Deed.

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33 Breach of obligations

- 33.1 If the Council reasonably considers that the Developer or Starhill is in breach of any obligation under this Deed, it may give a written notice to the relevant Party:
- 33.1.1 specifying the nature and extent of the breach,
- 33.1.2 requiring the Developer or Starhill, as the case may be, to:
- (a) rectify the breach if it reasonably considers it is capable of rectification, or
- (b) pay compensation to the reasonable satisfaction of the Council in lieu of rectifying the breach if it reasonably considers the breach is not capable of rectification,
- 33.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the circumstances.
- 33.2 If the relevant Party fails to fully comply with a notice referred to in clause 33.1, the Council may, without further notice to the Developer, call-up the Security provided by the Developer and Starhill under this Deed and apply it to remedy that Party's breach.
- 33.3 If the Developer fails to comply with a notice given under clause 33.1 relating to the carrying out of Work under this Deed, the Council may step-in and remedy the breach and may enter, occupy and use any land owned or controlled by the Developer and any Equipment on such land for that purpose.
- 33.4 Any costs incurred by the Council in remedying a breach in accordance with clause 33.2 or clause 33.3 may be recovered by the Council by either or a combination of the following means:
- 33.4.1 by calling-up and applying the Security provided by the Developer and Starhill under this Deed, or
- 33.4.2 as a debt due in a court of competent jurisdiction.
- 33.5 For the purpose of clause 33.4, the Council's costs of remedying a breach the subject of a notice given under clause 33.1 include, but are not limited to:
- 33.5.1 the costs of the Council's servants, agents and contractors reasonably incurred for that purpose,
- 33.5.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
- 33.5.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.
- 33.6 Nothing in this clause 32 prevents the Council from exercising any rights it may have at law or in equity in relation to a breach of this Deed by the Developer, including but not limited to seeking relief in an appropriate court.

34 Enforcement in a court of competent jurisdiction

- 34.1 Without limiting any other provision of this Deed, the Parties may enforce this Deed in any court of competent jurisdiction.

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- 34.2 For the avoidance of doubt, nothing in this Deed prevents:
- 34.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Deed or any matter to which this Deed relates, or
 - 34.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

Part 5 – Registration & Restriction on Dealings

35 Registration of this Deed

- 35.1 The Parties agree to register this Deed for the purposes of s7.6(1) of the Act.
- 35.2 Upon commencement of this Deed, the Developer and Starhill are to deliver to the Council in registrable form:
 - 35.2.1 an instrument requesting registration of this Deed on the title to the Land duly executed by the registered proprietor of the land, and
 - 35.2.2 the written irrevocable consent of each person referred to in s7.6(1) of the Act to that registration, and
 - 35.2.3 the certificate of title to the Land, or evidence to the satisfaction of the Council that the certificate of title to the Land has been produced at NSW Land Registry Services for the purposes of registering this Deed.
- 35.3 The Developer is to do such other things as are reasonably necessary to enable registration of this Deed to occur.
- 35.4 The Parties are to do such things as are reasonably necessary to remove any notation relating to this Deed from the title to the Land:
 - 35.4.1 in so far as the part of the Land concerned is a Final Lot,
 - 35.4.2 in relation to any other part of the Land, once the Developer has completed its obligations under this Deed to the reasonable satisfaction of the Council or this Deed is terminated or otherwise comes to an end for any other reason.
- 35.5 For the purposes of clause 34.4, the Developer is to prepare and provide to the Council any forms and documents that are necessary to enable the Deed to be removed from the title to the land and is to pay the Council the Council's costs of reviewing, executing and registering those forms and documents.
- 35.6 Notwithstanding the terms of this clause 34 the parties acknowledge and agree that this Deed will not be registered on the title of any Excluded Lot.

36 Restriction on dealings

- 36.1 The Developer and Starhill are not to:
 - 36.1.1 sell or transfer the Land or any part of it, other than a Final Lot, or

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- 36.1.2 assign their rights or obligations under this Deed, or novate this Deed, to any person unless:
- 36.1.3 the Developer or Starhill, as the case may be, has, at no cost to the Council, first procured the execution by the person to whom the Land or part is to be sold or transferred or the relevant Party's rights or obligations under this Deed are to be assigned or novated, of a deed in favour of the Council on terms reasonably satisfactory to the Council, and
- 36.1.4 the Council has given written notice to the Developer or Starhill, as the case may be, stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Deed, and
- 36.1.5 the Developer or Starhill, as the case may be, is not in breach of this Deed, and
- 36.1.6 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 36.2 Subject to clause 36.3, the Developer and Starhill acknowledges and agrees that they remain liable to fully perform their obligations under this Deed unless and until they have complied with their obligations under clause 36.1.
- 36.3 Clause 36.1 does not apply in relation to any sale or transfer of the Land if this Deed is registered on the title to the Land at the time of the sale.

Part 6 – Indemnities & Insurance**37 Risk**

- 37.1 The Developer and Starhill perform this Deed at their own risk and their own cost.

38 Release

- 38.1 The Developer and Starhill release the Council from any Claim they may have against the Council arising in connection with the performance of their obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

39 Indemnity

- 39.1 The Developer and Starhill indemnify the Council from and against all Claims that may be sustained, suffered, recovered or made against the Council arising in connection with the performance of their obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

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40 Insurance

- 40.1 The Developer is to take out and keep current to the satisfaction of the Council the following insurances in relation to Work required to be carried out by the Developer under this Deed up until the Work is taken to have been completed in accordance with this Deed:
- 40.1.1 contract works insurance, noting the Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Developer's liability in respect of damage to or destruction of the Works,
 - 40.1.2 public liability insurance for at least \$20,000,000.00 for a single occurrence, which covers the Council, the Developer and any subcontractor of the Developer, for liability to any third party,
 - 40.1.3 workers compensation insurance as required by law, and
 - 40.1.4 any other insurance required by law.
- 40.2 If the Developer fails to comply with clause 40.1, the Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Developer to the Council and may be recovered by the Council as it deems appropriate including:
- 40.2.1 by calling upon the Security provided by the Developer to the Council under this Deed, or
 - 40.2.2 recovery as a debt due in a court of competent jurisdiction.
- 40.3 The Developer is not to commence to carry out any Work unless it has first provided to the Council satisfactory written evidence of all of the insurances specified in clause 40.1.

Part 7 – Other Provisions

41 Annual report by Developer

- 41.1 The Developer and Starhill are to provide the Council with a report detailing the performance of their obligations under this Deed at each of the following times:
- 41.1.1 by not later than each anniversary of the date on which this Deed is entered into, and
 - 41.1.2 each time a Development Application is lodged for the Development,
 - 41.1.3 each time an application is made for a Subdivision Certificate that creates one or more Final Lot.
- 41.2 The reports referred to in clause 41.1 are to include sufficient detail to enable the Council to determine whether the Developer and Starhill have complied with their obligations under this Deed at the relevant time and be in such a form and to address such matters as required by the Council from time to time.

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42 Review of Deed

- 42.1 The Parties agree to review this Deed every year, and otherwise if either party is of the opinion that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Deed.
- 42.2 For the purposes of clause 42.1, the relevant changes include (but are not limited to) any change to a law that restricts or prohibits or enables the Council or any other planning authority to restrict or prohibit any aspect of the Development.
- 42.3 For the purposes of addressing any matter arising from a review of this Deed referred to in clause 42.1, the Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this Deed.
- 42.4 If this Deed becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.
- 42.5 A failure by a Party to agree to take action requested by the other Party as a consequence of a review referred to in clause 42.1 (but not 42.4) is not a Dispute for the purposes of this Deed and is not a breach of this Deed.

43 Notices

- 43.1 Any notice, consent, information, application or request that is to or may be given or made to a Party under this Deed is only given or made if it is in writing and sent in one of the following ways:
- 43.1.1 delivered or posted to that Party at its address set out in the Summary Sheet, or
- 43.1.2 emailed to that Party at its email address set out in the Summary Sheet.
- 43.2 If a Party gives the other Party 3 business days' notice of a change of its address, fax number or email, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address or fax number.
- 43.3 Any notice, consent, information, application or request is to be treated as given or made if it is:
- 43.3.1 delivered, when it is left at the relevant address,
- 43.3.2 sent by post, 2 business days after it is posted,
- 43.3.3 sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number, or
- 43.3.4 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.
- 43.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of

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the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

44 Approvals and Consent

- 44.1 Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Deed in that Party's absolute discretion and subject to any conditions determined by the Party.
- 44.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

45 Costs

- 45.1 The Developer and Starhill are to pay to the Council the Council's costs of preparing, negotiating, executing, registering and stamping this Deed, and any document related to this Deed within 7 days of a written demand by the Council for such payment.
- 45.2 The Developer and Starhill are also to pay to the Council the Council's reasonable costs of enforcing this Deed within 7 days of a written demand by the Council for such payment.

46 Entire Deed

- 46.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 46.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

47 Further Acts

- 47.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

48 Governing Law and Jurisdiction

- 48.1 This Deed is governed by the law of New South Wales.
- 48.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 48.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

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49 Joint and Individual Liability and Benefits

- 49.1 Except as otherwise set out in this Deed:
- 49.1.1 any agreement, covenant, representation or warranty under this Deed by 2 or more persons binds them jointly and each of them individually, and
- 49.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

50 No Fetter

- 50.1 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

51 Illegality

- 51.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to co-operate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

52 Severability

- 52.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 52.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

53 Amendment

- 53.1 No amendment of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed in accordance with clause 25C of the Regulation.

54 Waiver

- 54.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 54.2 A waiver by a Party is only effective if it:
- 54.2.1 is in writing,

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- 54.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
- 54.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
- 54.2.4 is signed and dated by the Party giving the waiver.
- 54.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.
- 54.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given, and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 54.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver is taken not to have been imposed on, or required to be complied with by, the Party to whom the waiver is given.

55 GST

- 55.1 In this clause:
- Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice** have the meaning given by the GST Law.
- GST Amount** means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.
- GST Law** has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).
- Input Tax Credit** has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.
- Taxable Supply** has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.
- 55.2 Subject to clause 55.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 55.3 Clause 55.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 55.4 No additional amount shall be payable by the Council under clause 55.2 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 55.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Deed by one Party to the other Party that

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are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:

- 55.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;
- 55.5.2 that any amounts payable by the Parties in accordance with clause 55.2 (as limited by clause 55.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.
- 55.6 No payment of any amount pursuant to this clause 55, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 55.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 55.8 This clause continues to apply after expiration or termination of this Deed.

56 Explanatory Note

- 56.1 The Appendix contains the Explanatory Note relating to this Deed required by clause 25E of the Regulation.
- 56.2 Pursuant to clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Planning Deed.

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Schedule 1

(Clause 9)

Development Contributions

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Development Contribution on Item	Stage/Tranche	Location identifier on the Works Plan or Land Dedication Plan	Public Purpose	Nature and Extent	Timing	Contribution Value (indexed to Sep 2020 CPI)	Defects Liability Period

A. Carrying out of Work

1	4B	OS9	Open space and recreation	Carrying out and completion of embellishment of a minimum of 0.56ha of local open space including land forming works, landscaping and the provision of public domain furniture in the location marked as 'OS9' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$256,112	1 year
2	P600	SF6	Water cycle management	Construction and completion of a minimum of 6 litter/sediment control pits in the locations marked as 'SF6' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$85,477	1 year

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3	P600	SF7	Water cycle management	Construction and completion of a bio-ribbon (or an equivalent water cycle management work approved by the Council) with a minimum area of 1,080sqm in the location marked as 'SF7(180m) ^③ ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$31,933	1 year
4	P600	SF8	Water cycle management	Construction and completion of a subsurface wetland (or an equivalent water cycle management work approved by the Council) with a minimum area of 520sqm in the location marked as 'SF8 ^④ ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$91,037	1 year
5	P600	SF54	Roads and traffic management	Construction and completion of a minimum of 1116lm of half road fronting district open space in the location marked as 'SF54(1116m) ^⑤ ' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$909,426	1 year
6	P700A	OS11	Open space and recreation	Carrying out and completion of embellishment of land for the purpose of a children's playground including land forming works, landscaping and the provision of play equipment in the location marked as 'OS11 ^⑥ ' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800B	\$202,122	1 year

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7	P700A	OS9	Open space and recreation	Carrying out and completion of embellishment of a minimum of 8,040sqm of passive open space including land forming works, landscaping and the provision of public domain furniture in the location marked as 'OS9(0.804ha)Ⓔ' on the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800B	\$367,704	1 year
8	P700B	SF6	Water cycle management	Construction and completion of a minimum of 3 litter/sediment control pits in the locations marked as 'SF6Ⓢ' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P700B	\$42,738	1 year
9	P700B	SF7	Water cycle management	Construction and completion of a bio-ribbon (or an equivalent water cycle management work approved by the Council) with a minimum area of 4,680sqm in the location marked as 'SF7(780m)Ⓢ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P700B	\$138,376	1 year
10	P700B	SF17	Roads and traffic management	Construction and completion of a culvert collector in the location marked as 'SF17Ⓢ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P700B	\$563,617	1 year
11	P700C	SF54	Roads and traffic management	Construction and completion of a minimum of 362m of half road fronting district open space in the location marked as 'SF54(362m)Ⓢ' on the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P700C	\$294,480	1 year

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12	P800B	SF6	Water cycle management	Construction and completion of a minimum of 1 litter/sediment control pits in the locations marked as 'SF6 ⁽¹²⁾ ' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800B	\$14,246	1 year
13	P800B	SF7	Water cycle management	Construction and completion of a bio-ribbon (or an equivalent water cycle management work approved by the Council) with a minimum area of 5,100sqm in the location marked as 'SF7(850m) ⁽¹³⁾ ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800B	\$150,795	1 year
14	P800C	SF17	Roads and traffic management	Construction and completion of a culvert collector in the location marked as 'SF17 ⁽¹⁴⁾ ' on Sheet 1 of the Works Plan	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800C	\$563,617	1 year
15	P800C	SF54	Roads and traffic management	Construction and completion of a minimum of 364lm of half road fronting district open space in the location marked as 'SF54 ⁽¹⁵⁾ (364m)' on Sheet 1 of the Works Plan.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P800C	\$296,435	1 year
16 – Design of Work	All stages	SF5	General Design	Developer to prepare concept design and detailed design of Work to the Council's satisfaction in accordance with clause 15.	Prior to the issuing of the first Subdivision Certificate which when registered creates the first Final Lot in Stage P600	\$42,749	N/A

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						(Indexed to November 2020 Land Value Index)
B. Dedication of Land						
17	4B	OS3	Open space and recreation	Dedication of approximately 5,600sqm of land for passive open space in the approximate location shown as 'OS3(0.56ha) ⁽¹⁷⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 1 is located.	Within 28 days after Development Contribution Item 1 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$1,400,000
18	5A Deferred	OS7	Open space and recreation	Dedication of approximately 4.407ha of land for open space in the approximate location shown as 'OS7(4.407ha) ⁽¹⁸⁾ ' on the Land Dedication Plan.	Within 28 days of the commencement of this Deed	\$3,040,029
19	5B Deferred	OS3	Open space and recreation	Dedication of approximately 1.296ha of land for passive open space in the approximate location shown as 'D.O.S(1.296ha) ⁽¹⁹⁾ ' on the Land Dedication Plan	Within 28 days of the commencement of this Deed	\$3,240,000
20	5B Deferred	OS7	Open space and recreation	Dedication of approximately 8.361ha of land for open space in the approximate location shown as 'OS7(8.361ha) ⁽²⁰⁾ ' on the Land Dedication Land.	Within 28 days of the commencement of this Deed	\$5,804,923
21	P600	SF1	Water cycle management	Dedication of approximately 1,080sqm of land for water cycle management works in the approximate location shown as 'SF1(0.11ha) ⁽²¹⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 3 is located.	Within 28 days after Development Contribution Item 3 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$97,200

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22	P600	SF5	Roads and traffic management	Dedication of approximately 7,257sqm of land for half road fronting district open space works in the approximate location shown as 'SF5(0.726ha) ⁽²⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 5 is located.	Within 28 days after Development Contribution Item 5 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$1,814,150
23	P600	SF1	Water cycle management	Dedication of approximately 560sqm of land for water cycle management works in the approximate location shown as 'SF1(0.0560ha) ⁽³⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 4 is located.	Within 28 days after Development Contribution Item 4 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$46,800
24	P600	OS3	Open space and recreation	Dedication of approximately 1.495ha of land for district open space in the approximate location shown as 'D.O.S(1.495ha) ⁽⁴⁾ ' on the Land Dedication Plan, being land that is above the 1:100 year flood level	Prior to the issuing of the first Subdivision Certificate in respect of any land in Stage P600	\$2,906,860
25	P600	OS3	Open space and recreation	Dedication of approximately 6.04ha of land for district open space in the approximate location shown as 'D.O.S(5.839ha) ⁽⁵⁾ ' and 'OS3(0.20ha)' on the Land Dedication Plan, being land that is above the 1:100 year flood level	Prior to the issuing of the first Subdivision Certificate in respect of any land in Stage P600	\$5,528,729

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26	P700A	OS3	Open space and recreation	Dedication of approximately 8,040sqm of land for passive open space in the approximate location shown as 'OS3(0.804ha) ⁽²⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 7 is located.	Within 28 days after Development Contribution Item 7 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$2,010,000
27	P700B	SF1	Water cycle management	Dedication of approximately 4,680sqm of land for water cycle management works in the approximate location shown as 'SF1(0.468ha) ⁽²⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 9 is located.	Within 28 days after Development Contribution Item 9 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$421,200
28	P700B	SF5	Roads and traffic management	Dedication of approximately 2,350sqm of land for half road fronting district open space works in the approximate location shown as 'SF5(0.235ha) ⁽²⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 11 is located.	Within 28 days after Development Contribution Item 11 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$587,437
29	P800B	SF1	Water cycle management	Dedication of approximately 5,100sqm of land for water cycle management works in the approximate location shown as 'SF1(0.510ha) ⁽²⁾ ' on the Land Dedication Plan being land on which Development Contribution Item 13 is located.	Within 28 days after Development Contribution Item 13 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$459,000

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30	P800C	SF5	Roads and traffic management	Dedication of approximately 2,366sqm of land for half road fronting district open space works in the approximate location shown as 'SF5(0.237ha)③④' on the Land Dedication Plan being land on which Development Contribution Item 15 is located.	Within 28 days after Development Contribution Item 15 is completed for the purposes of this Deed, or such later date as agreed between the Parties	\$591,337
31	P800C	OS3	Open space and recreation	Dedication of approximately 3.44ha of land for district open space in the approximate location shown as 'D.O.S(3.440ha)③④' on the Land Dedication Plan, being land that is above the 1:100 year flood level	Prior to the issuing of the first Subdivision Certificate in respect of any land in Stage P600	\$3,439,901

C. Monetary Contributions

32 Monetary contributions in respect of Stage 4A	4A	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 61 Final Lots in Stage 4A	Within 28 days of the commencement of this Deed.	(Indexed to March 2020) \$4,077,780 (this amount has been paid to the Council and not subject to indexation)
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33 Monetary contributions in respect of Stage 4B	4B	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 26 Final Lots in Stage 4B	Within 28 days of the commencement of this Deed.	\$174,080 To be reduced to \$Nil upon both the registration of this Deed on title and provision of Security in accordance with clause 28
34A Monetary contributions in respect of Stage 5A	5A	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 45 Final Lots in Stage 5A	Within 28 days of the commencement of this Deed.	\$2,728,273 To be reduced to \$838,273 upon both the registration of this Deed on title and provision of Security in accordance with clause 28
34B Monetary contributions in respect of Stage 5A Deferred	5A Deferred	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 2 Final Lots in Stage 5A Deferred	Within 28 days of the commencement of this Deed	\$Nil

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35A Monetary contributions in respect of Stage 5B	5B	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 31 Final Lots in Stage 5B	Within 28 days of the commencement of this Deed.	\$1,688,544 To be reduced to \$Nil upon both the registration of this Deed on title and provision of Security in accordance with clause 28
35A Monetary contributions in respect of Stage 5B Deferred	5B Deferred	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 22 Final Lots in Stage 5B Deferred	Within 28 days of the commencement of this Deed	\$Nil
36 Monetary contributions in respect of Stage P600	P600	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 150 Final Lots in Stage P600	Prior to the issuing of the first Subdivision Certificate that creates a Final Lot in Stage P600	\$Nil

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37 Monetary contributions in respect of Stage P700A	P700A	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 95 Final Lots in Stage P700A	Within 28 days of the commencement of this Deed	\$3,346,174
38 Monetary contributions in respect of Stage P700B	P700B	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 58 Final Lots in Stage P700B	Within 28 days of the commencement of this Deed	\$2,329,367 To be reduced to \$Nil upon both the registration of this Deed on title and provision of Security in accordance with clause 28
39 Monetary contributions in respect of Stage P700C	P700C	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 52 Final Lots in Stage P700C	Prior to the issuing of the first Subdivision Certificate that creates a Final Lot in Stage P700C	\$3,365,904 To be reduced to \$3,275,219 upon registration of this Deed on title and provision of Security in accordance with clause 28

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40 Monetary contributions in respect of Stage P800A	P800A	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 45 Final Lots in Stage P800A	Prior to the issuing of the first Subdivision Certificate that creates a Final Lot in Stage P800A	\$3,167,640 To be reduced to \$2,476,629 upon both the registration of this Deed on title and provision of Security in accordance with clause 28
41 Monetary contributions in respect of Stage P800B	P800B	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 102 Final Lots in Stage P800B	Prior to the issuing of the first Subdivision Certificate that creates a Final Lot in Stage P800B	\$6,555,943 To be reduced to \$4,018,555 upon both the registration of this Deed on title and provision of Security in accordance with clause 28
42 Monetary contributions in respect of Stage P800C	P800C	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 38 Final Lots in Stage P800C	Prior to the issuing of the first Subdivision Certificate that creates a Final Lot in Stage P800C	\$Nil

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43 Monetary contributions in respect of Stage 2	2	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 27 Final Lots in Stage 2	Within 28 days of the commencement of this Deed	\$1,150,536 To be reduced to \$1,120,536 upon both the registration of this Deed on title and provision of Security in accordance with clause 28
44 Monetary contributions in respect of Stage 3	3	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Lump sum payment of monetary contributions for 63 Final Lots in Stage 3	Within 28 days of the commencement of this Deed	\$4,349,632 (this amount has been paid to the Council and not subject to indexation)

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45. Additional Final Lot Monetary Contributions	All stages	NA	Any public purposes for which monetary contributions can be applied under the Contributions Plan	Monetary contributions for each Final Lot in:	Prior to the issuing of the Subdivision Certificate that creates the relevant Final Lot	Monetary contributions for each Final Lot in an amount equal to the monetary contributions that the Council could have imposed in respect of that Final Lot under s7.11 of the Act if this Deed did not exist.
				<ul style="list-style-type: none"> • Stage 4B exceeding 26 Final Lots 		
				<ul style="list-style-type: none"> • Stage 5A exceeding 45 Final Lots 		
				<ul style="list-style-type: none"> • Stage 5A Deferred exceeding 2 Final Lots 		
				<ul style="list-style-type: none"> • Stage 5B exceeding 31 Final Lots 		
				<ul style="list-style-type: none"> • Stage 5B Deferred exceeding 22 Final Lots 		
				<ul style="list-style-type: none"> • Stage P600 exceeding 150 Final Lots 		
				<ul style="list-style-type: none"> • Stage P700A exceeding 95 Final Lots 		
				<ul style="list-style-type: none"> • Stage P700B exceeding 58 Final Lots 		
				<ul style="list-style-type: none"> • Stage P700C exceeding 52 Final Lots 		
				<ul style="list-style-type: none"> • Stage P800A exceeding 45 Final Lots 		
				<ul style="list-style-type: none"> • Stage P800B exceeding 102 Final Lots 		
				<ul style="list-style-type: none"> • Stage P800C exceeding 38 Final Lots 		

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Schedule 2

Development Applications

Development Application	Stage
DA2016/1161	Stage 2
DA/2016/1087	Stage 3
DA2017/224	Stages 4A & 4B
DA2017/225	Stages 5A, 5A Deferred, 5B & 5B Deferred
DA2016/961	Stage 700A
DA2017/1497	Stages P700B, P800A & P800B
DA2018/1169	Stage P600

Attachment 1

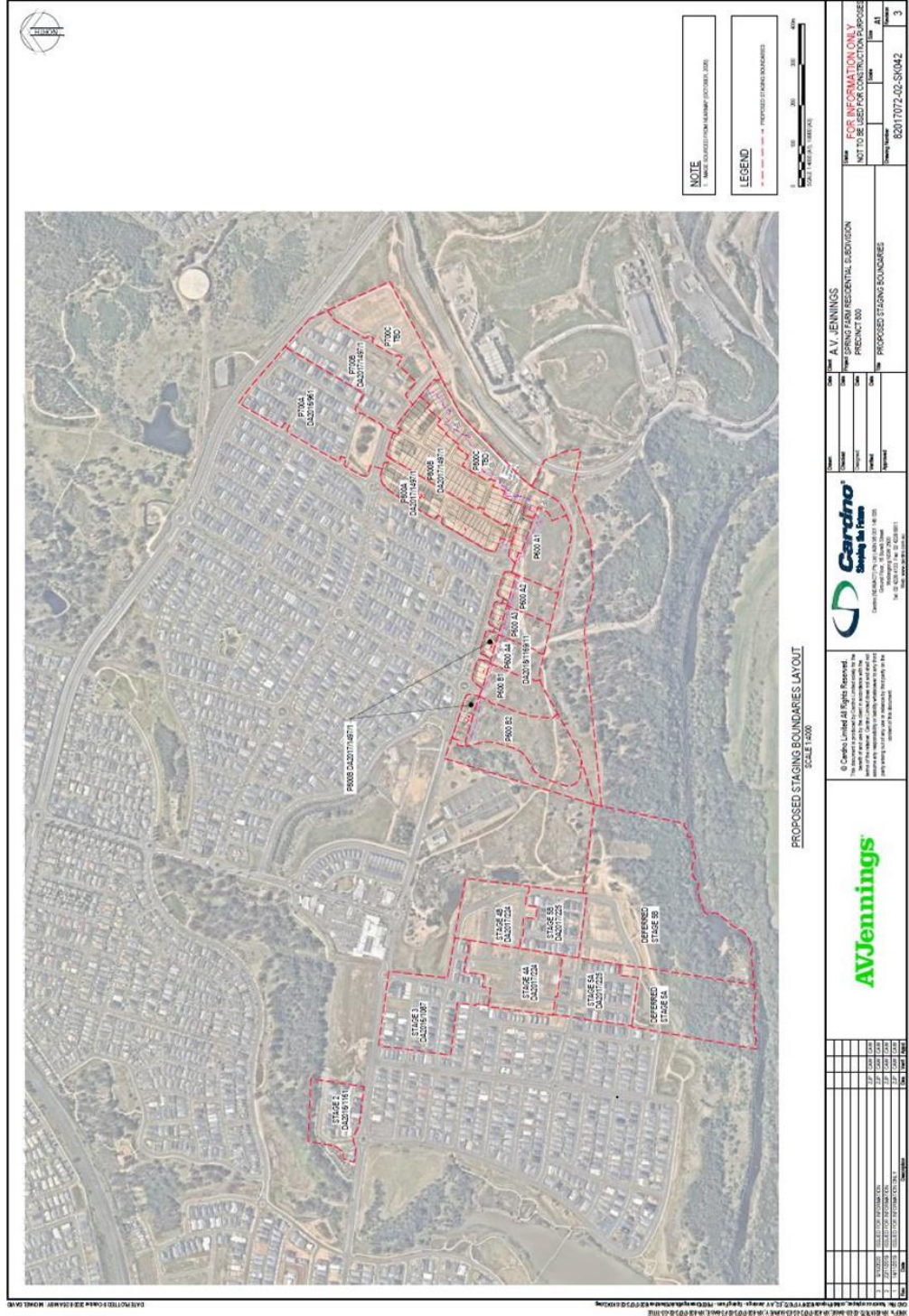
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Schedule 3

Staging Plan

See the following page

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Schedule 4

Works Plan

See the following page

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Schedule 5

Land Dedication Plan

See the following page

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Schedule 6

Design Approval and Maintenance Schedule

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Development Contribution Item	Location identifier on Works Plan	Status of Work	Design Approval required?	Maintenance regime required?	Maintenance Period	Vegetation Management Plan required?
1	OS9	To be completed	Yes	Yes	1 year	Yes
2	SF6	Approved under DA2017/1497	No	No	1 year	No
3	SF7	Approved DA2018/1169	No	Yes	1 year	Yes
4	SF8	Approved DA2018/1169	No	Yes	1 year	Yes
5	SF54	Approved DA2018/1169	No	No	1 year	No
6	OS11	Approved, DA2016/961	No	Yes	1 year	No
7	OS9	Approved, DA2016/961	No	Yes	1 year	No
8	SF6	To be completed	Yes	No	1 year	No
9	SF7	Partially approved DA2016/961 and DA2017/1497	No	Yes	1 year	Yes
10	SF17	Approved DA2017/1497	No	No	1 year	No

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11	SF54	To be completed	No	No	1 year	No
12	SF6	Approved DA2017/1497	No	No	1 year	No
13	SF7	Partially approved DA2017/1497	Yes	Yes	1 year	Yes
14	SF17	To be completed	Yes	No	1 year	No
15	SF54	To be completed	No	No	1 year	No

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Schedule 7

(Clause 29.4)

Held Bank Guarantees

Stage	DA	No. of Lots	DA Contribution amount (prior to modification of consent)	Bank Guarantee No.	Bank Guarantee Date of Issue	Bank Guarantee Amount	Status of Development as at the date this Deed commences
2	DA2016/1161/3	27	\$1,677,925.00	2018090276	25/09/2018	\$1,962,011.70	Lots registered
4B	DA2017/224	26	\$5,681,246.00	202001-0203	21/01/2020	\$1,943,742.00	Subdivision Certificate lodged
5A	DA2017/225	45	\$6,229,962.00	2018090277	25/09/2018	\$3,270,019.50	Lots registered
5A Deferred		2		202001-0198	21/01/2020	\$149,519.00	Subdivision Certificate to be lodged
5B		31		2018100670	8/10/2018	\$2,252,680.00	Lots registered

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5B Deferred		22		202001-0199	21/01/2020	\$1,644,705.00	Subdivision Certificate to be lodged
P700A	DA2016/961	95	\$5,933,985.00	PEBMEL183050	10/12/2018	\$6,568,092.00	Lots registered
P700B	DA2017/1497	58		ACMPG000937	18/04/2019	\$1,214,692.00	Lots registered
				6566338	29/04/2019	\$3,067,373.00	

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Schedule 8
Excluded Lot

Existing Final Lots			
Stage	DA	Lots	Deposited Plan
2	DA2016/1161	1 to 27	1234183
3	DA2016/1087	301 to 363	1230898
4A	DA2017/224	401 to 461	1245100
4B	DA2017/224	462 to 485, 487 and 488	1245101
5A	DA2017/225	501 to 545	1239581
5A Deferred	DA2017/225	546 and 547	1239584
5B	DA2017/225	570 to 600	1239583
5B Deferred	DA2017/225	548 to 569	1239584
P700A	DA2016/961	7001 to 7095	1230441
P700B	DA2017/1497	7100 to 7153	1248065
Final Lots in Production			
Stage	DA	Lots	Deposited Plan
Lots VPA is to be registered on at Execution			
Stage	Lots	Deposited Plan	Notes

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5A Deferred	500	1239581	
5B Deferred	545	1239584	
	1	358665	
P600	106	1241598	
P700C	7154	1248065	
P800A	7097	1230441	
P800B			
P800C			

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Execution

Executed as a Deed

Dated:

Executed on behalf of the Council

Council Representative

Witness

Executed on behalf of the Developer by its attorney, John Yeomans, who states that it has no notice of revocation of Power of Attorney dated 3 September 2019 Registered BK4766 No. 26, pursuant to which this document has been executed

Name/Position

Name/Position

Spring Farm Urban Release Area Planning Agreement
Camden Council
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Starhill Spring Farm Pty Ltd

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Executed on behalf of Starhill Spring Farm Pty Ltd in accordance with s
127(1) of the Corporations Act (Cth) 2001

Name/Position

Name/Position

Attachment 1

Spring Farm Urban Release Area Planning Agreement
Camden Council
AVJennings Properties Limited
Starhill Spring Farm Pty Ltd

Appendix

(Clause 54)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

The Council of Camden ABN 31 117 341 764 of 70 Central Avenue, Oran Park, NSW 2570 (**'Council'**)

and

AV Jennings Properties Limited ABN 50 004 601 503 of Level 6, 58 Norwest Boulevard, Norwest NSW 2151 (**'Developer'**)

and

Starhill Spring Farm Pty Ltd ABN 95 161 492 306 of Suite 27, Level 5, 33 MacMahon Street, Hurstville, NSW 2220 (**'Starhill'**)

Description of the Land to which the Draft Planning Agreement Applies

The land shown as within the proposed staging boundaries on the Staging Plan and any other land on which a Work is required to be carried out or land required to be dedicated under this Deed.

Description of Proposed Development

Spring Farm Urban Release Area Planning Agreement

Camden Council

AVJennings Properties Limited

Starhill Spring Farm Pty Ltd

Development, within the meaning of the Act, of the Land the subject of the Development Consents referred to in Schedule 2, and any other Development Application for residential development of the Land in Stages generally as shown on the Staging Plan, but does not include any development on a Final Lot after its creation.

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

The objectives of the Draft Planning Agreement are to provide infrastructure and facilities to meet the requirements of the Development and provide for the dedication of associated land by the Developer and Starhill to Council. Specifically, the Developer and Starhill are to provide work and land for the purposes of open space and recreation, roads and traffic management, water cycle management. To the extent the value of the works and land are less than what the Developer would normally be required to pay under s7.11 of the *Environmental Planning and Assessment Act 1979* (based on \$30,000 per lot), and also taking into consideration the 'Works-in-Kind Agreement – Stage 2, Stages 5A & 5B and Stage 700A Spring Farm' that has been entered into between the Council, the Developer and Starhill, the Developer is to pay the Council monetary contributions for the difference.

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s7.4 of the EPA Act. It is a voluntary agreement, under which the Developer makes Development Contributions (as defined in clause 1.1 of the Draft Planning Agreement) for various public purposes (as defined in s 7.4(2) of the EPA Act).

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- relates to the carrying out by the Developer of the Development,
- excludes the application of s 7.11 and s 7.12 of the EPA Act to the Development,
- does not exclude the application of s 7.24 of the EPA Act to the Development,
- requires dedication of land and carrying out of works for various public purposes,
- requires the payment of monetary contributions for various public purposes,
- the Developer is to provide security as follows:
 - provide a bank guarantee, bond or other form of security (as agreed); and
 - compulsory acquisition arrangements for the land dedication.
- is to be registered on the titles to the Land except for 'Excluded Lots',

Spring Farm Urban Release Area Planning Agreement**Camden Council****AVJennings Properties Limited****Starhill Spring Farm Pty Ltd**

- imposes restrictions on the Developer and Starhill transferring the Land or part of the Land or assigning an interest under the Agreement,
- provides two dispute resolution methods where a dispute arises under the agreement, being mediation and expert determination,
- provides that the agreement is governed by the law of New South Wales,
- provides that the A New Tax System (Goods and Services Tax) Act 1999 (Cth) applies to the agreement.

Assessment of the Merits of the Draft Planning Agreement**The Planning Purposes Served by the Draft Planning Agreement**

The Draft Planning Agreement:

- promotes and co-ordinates the orderly and economic use and development of the Land to which the Planning Agreement applies,
- allows for the delivery and co-ordination of various public amenities and facilities,
- provides land for public purposes in connection with the Development, including for water management, open space and roads and traffic,
- provides and co-ordinates community services and facilities in connection with the Development, and

The Draft Planning Agreement provides a reasonable means of achieving these planning purposes by requiring the Developer and Starhill to make monetary, works-in-kind and land dedication contributions to Council, to facilitate the development of the Land in connection with the provision of necessary infrastructure and community facilities.

How the Draft Planning Agreement Promotes the Public Interest

The Draft Planning Agreement promotes the public interest by:

- promoting the objects of the EPA Act set out in sections 1.3(a), (c) and (j); and
- delivering infrastructure and facilities which benefit the local and wider community.

For Planning Authorities :***Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities***

N/A

Other Public Authorities – How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A

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Camden Council
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Councils – How the Draft Planning Agreement Promotes the Guiding Principles for councils in s8A of the Local Government Act 1993 (Previously s8 Elements of the Council’s Charter)

The Draft Planning Agreement promotes the guiding principles for councils by ensuring that land is managed and works are delivered which will ensure adequate, equitable and appropriate services and facilities are provided for the community as made necessary by the Development in an affordable way, and enables Council to work with others to secure appropriate services for local community needs.

All Planning Authorities – Whether the Draft Planning Agreement Conforms with the Authority’s Capital Works Program

By adopting the Camden Contributions Plan 2011, Council effectively adopted the works included in that plan into its long term works program. The proposed agreement is a vehicle for the Council to complete a significant part of its Spring Farm works program in a more timely and efficient fashion and therefore is consistent with the Council’s capital works program

All Planning Authorities – Whether the Draft Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

This Draft Planning Agreement contains requirements that must be complied with before certain construction certificates may be issued, namely the approval of the design of works.

This Draft Planning Agreement contains requirements that must be complied with before certain subdivision certificates may be issued, namely the carrying out of works and dedication of land, and payment of monetary contributions.

Attachment 1

ORD06

Attachment 1

**CAMDEN
SPACES & PLACES
STRATEGY
2020**



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DRAFT

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MAYOR'S MESSAGE

ORD06

Attachment 1

ORD06

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Dharawal people as the traditional custodians of this land and pay our respect to their Elder's both past and present.

Attachment 1



EXECUTIVE SUMMARY

Social infrastructure, including open space, recreation spaces and community facilities, provides a range of benefits including important health, social, environmental and economic benefits for individuals and the broader community.

The Camden LGA is undergoing rapid urban growth, which is resulting in changes to the community profile, urbanisation of once rural landscapes is placing pressures on existing social infrastructure. The Camden Spaces and Places Strategy aims to address these challenges and provide a strategic framework and action plan to support the significant role that Council plays in the provision of open space, play spaces and community facilities to meet the needs of current and future populations.

This strategy uses three planning districts, rural, established and growth, to analyse the populations trends and review benchmarks for the provision of social infrastructure.

Through an assessment of the data available the following benchmarks have been identified for future planning of open space, recreation spaces and community facilities in the Camden LGA.

Table 1 – Summary of benchmarks for open space, recreation spaces and community facilities

Facility	Benchmark
Library	1 library: 40,000 people
Community Centre	1 community centre: 20,000 people
Civic/Cultural Centre	1 civic/cultural centre: 30,000 people
Open space (active and passive)	2.83 ha: 1,000 people
Playspaces	1 playground: 2,000 people
Sports Courts/Multisport Court	1 court per 2,000 people
Off-leash dog parks	1 off-leash dog park: 16,000 people
Sportsgrounds	1 sportsground: 1,850 people

1. INTRODUCTION

The Camden Local Government Area (LGA) is undergoing significant development and population growth, driven by the LGA's strategic location in Sydney's South West Growth Centre.

This rapid growth is a significant contrast to the historic incremental population growth.

In response to this growth and a range of other challenges, Camden Council (Council) has identified the need to review the current provision of open space, recreation spaces and community facilities and to plan strategically to meet the needs of the future community.

1.1. CHALLENGES

Several challenges have been identified by Council that have informed the development of this Strategy including:

- Significant population growth and changing community profile of the Camden LGA;
- Maintaining the scenic quality of the environment, including open space and rural settings;
- Providing appropriate levels of services and facilities to the growing community;
- Providing equality of asset delivery and maintenance between new estates and existing areas;
- The increasing costs of acquiring land to provide for additional facilities;
- Car dependency and limited public transport options;
- The limitations of Neighbourhood infrastructure (development) contributions and other funding mechanisms.
- Inconsistent classifications of social infrastructure across state and local government plans and policies;
- Open space with limited recreational value due to flooding or being otherwise encumbered i.e. transmission easements.

1.2. AIM OF THE STRATEGY

The Camden Spaces and Places Strategy (the Strategy) aims to address these challenges and provide a strategic framework and action plan. It does not provide a detailed audit and analysis of all Council's social infrastructure assets.

The Strategy aims to:

- Identify gaps in the provision of open space, recreation spaces and community facilities;
- Project the future demands and need for such facilities, considering the projected population growth;
- Establish best practice benchmarks and agreed definition of terms; and
- Provide an action plan and priorities to meet the needs of the current and future population of the Camden LGA.
- Inform future capital works improvement plans
- Inform and guide social infrastructure planning for future urban development in the Camden LGA

1.3. SCOPE OF THE STRATEGY

The Strategy focuses on Council owned and managed social infrastructure, as outlined below:

- **Passive open space:** Council owned or managed public open space.
- **Active open space:** Council owned or managed playspaces, sports fields, aquatic facilities, sports courts, dog off leash areas, skate parks, BMX or mountain bike tracks.
- **Community facilities:** Council owned or managed community centres, halls, meeting rooms, clubrooms, civic centre and libraries.

This Strategy is based on the most recent data available for Council and does not consider facilities which may have been planned or approved after this data collection as part of the final analysis. Ongoing monitoring of progress of planning outcomes and community needs will be required to ensure accurate planning over time.

Council acknowledges the provision by other private and government entities, including:

Table 2 – Other Providers and Facilities

Providers	Facilities
NSW Department of Planning, Industry & Environment - National Parks and Wildlife Service	William Howe Regional Park and Conservation Areas, and The Australian Royal Botanic Gardens Mount Annan
Department of Primary Industries - Water	Nepean River
Department of Education	Public schools
Neighbouring Councils	Open space and facilities provided by Campbelltown, Liverpool and Wollondilly councils
Private entities	Open space and community facilities within private developments and estates, community title developments, commercial recreation providers, Catholic and Independent schools and Sydney University.

1.4. METHODOLOGY

The following activities have been undertaken in the development of this Strategy:

Table 3 – Methodology

Stage	Task
Camden context	<ul style="list-style-type: none"> • Policy review • Demographic analysis of current and future population • Audit of current and future provision level • GIS mapping
Consultation and assessment	<ul style="list-style-type: none"> • Community Engagement • Stakeholder Engagement
Analysis and reporting	<ul style="list-style-type: none"> • Benchmarking and facility assessment • Reporting back to Council

2. BENEFITS OF SOCIAL INFRASTRUCTURE

Around the world there is growing understanding that when communities invest in social infrastructure they are investing in their future.¹ Social infrastructure, including open space, recreation spaces and community facilities, provides a range of benefits including important health, social, environmental and economic benefits for individuals and the broader community.

A summary of some of these benefits are discussed below:

Health benefits

- Opportunities to interact with nature can provide positive mental health benefits for children, young people and adults, including minimising anxiety and stress.
- Spaces for physical activity, including walking, cycling, team sports, aquatic and recreational activities can improve the physical health and wellbeing of communities.

Social benefits

- Space for children to be imaginative which promotes development of social skills such as sharing, negotiation and leadership, as well as language skills.
- Encouraging social equity by providing access to services and facilities to all members of the community regardless of age, gender, socio-economic status, ethnicity or ability.
- Providing opportunities for social interaction which is critical for creating and maintaining community cohesion.
- Enhancing the visual amenity of neighbourhoods and promoting a sense of community pride.
- Play strengthens parent to child attachment and bonding.

Environmental benefits

- Protecting wildlife habitat and natural resources for current and future generations.
- Promoting environmental stewardship and sustainability within the community.
- Combating the impacts of climate change and the urban heat island effect by protecting areas of open space and tree canopies.

Economic benefits

- Attracting residents and businesses to the local area and supporting economic development.
- Increasing the value of properties in proximity to high quality open space and community facilities.
- Reducing the health care costs associated with lifestyle diseases such as obesity, by encouraging an active lifestyle.
- Attracting visitors from outside of the local area to visit unique services and facilities.

Liveability Benefits

- Providing services and facilities to foster a healthy and socially connected community
- Supporting cultural infrastructure to promote cultural and creative spaces

¹ Regional Australia Institute

3. STRATEGIC CONTEXT

The Strategy aligns with and supports the principles and objectives of a range of statutory and strategic documents that are required to plan for an effective network of open space, playspaces and community facilities. The following sections identify other key documents that have been considered in the development of the strategy.

3.1. STATUTORY FRAMEWORK

The NSW State Legislation and Planning Policies and their implications for the Camden LGA have been considered in the development of this Strategy

3.1.1. NSW Legislation

3.1.1.1. Local Government Act 1993

Council owns and manages a variety of land. All the land that Council own or manage, with five exceptions is called 'public land' under the *Local Government Act 1993*.

The LG Act requires all public land vested in a council to be classified as either 'community' or 'operational'.

This classification reflects the retention of land for ongoing public use and other land which may not be required and can be sold or leased. Community land must not be sold (except in the limited circumstances) and there are restrictions placed on the leasing or licensing of this land.

The use and management of community land must also be regulated by a Plan of Management prepared by and adopted Council under the LG Act, relevant law including applicable environmental planning instruments and the LG Act.

3.1.1.2. Environmental Planning and Assessment Act 1979

Section 7.11 and 7.12 of the *Environmental Planning and Assessment Act, 1979* enables a consent authority such as the Council to levy contributions for public amenities and services required because of development. Funding mechanisms for social infrastructure are discussed further in Section: Contributions Planning

The Act works in concert with other NSW and Commonwealth legislation which guide the management of Council assets including open space, social infrastructure and the protection of natural places. The legislative and policy context are relevant considerations in the development and in the implementation of this Strategy.

3.1.1.3. Crown Land Management Act 2016

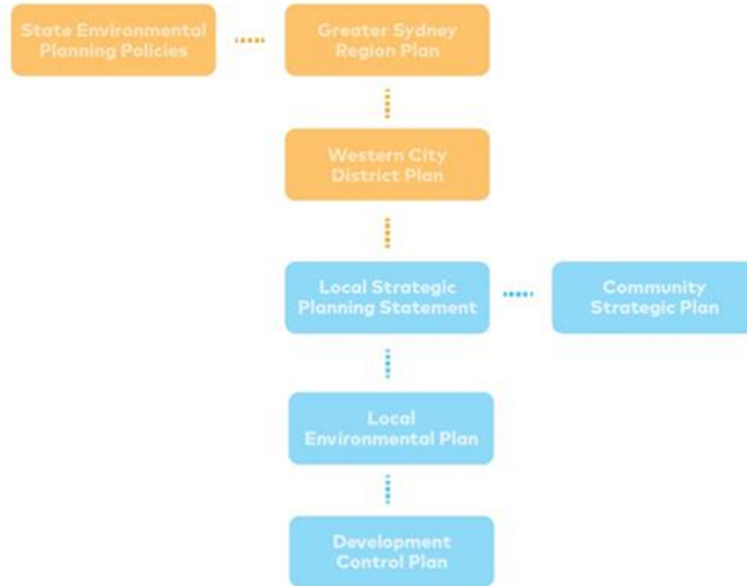
The objectives and the principles of Crown land management in the *Crown Land Management Act 2016* (CLM Act) ensure that Crown land is managed for the benefit of the people of NSW. These are detailed in Section 1.3 of the Act. The principles of Crown land management are detailed in Section 1.4 of the Act.

The CLM Act assigns certain functions to council as Reserve Managers. As a Crown land manager Council is authorised to classify and manage its dedicated or reserved Crown land in the same manner as its other suite of public land.

3.2. POLICY FRAMEWORK

The Figure below shows the Strategic and Policy framework that has guided the development of the strategy.

FIGURE 1 – LSPS FLOW CHART



3.2.1. A Metropolis of Three Cities Greater Sydney Region Plan

The Greater Sydney Commission’s Metropolis of Three Cities the Greater Sydney Region Plan (the Region Plan) sets a 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. It is built on a vision that includes the Western Parkland City.

The Region Plan aims to rebalance economic and social opportunities to deliver a more equitable Greater Sydney and establishes 10 Directions to guide future land use planning across Sydney and achieve the vision of three cities.

3.2.2. Western City District Plan

The Western City District Plan aims to enhance Greater Sydney’s liveability by providing a 20-year plan to manage growth. A significant portion of the northern part of Camden has been identified for future urban development by the NSW Department of Planning, Industry and Environment and is known as the South West Growth Area (SWGA). Most of the residential growth for Camden is being planned to occur with the SWGA boundary with associated infrastructure required to be delivered in this area.

A key component of the plan is to:

‘create a continuous open space corridor along the entirety of South Creek that provides ecological protection and enhancement, better stormwater treatment and a regionally significant corridor for recreation uses’

3.2.3. Local Strategic Planning Statement

The LSPS identifies the basis for strategic planning in Camden, having regard to economic, social and environmental matters, the local priorities for Camden, actions required to achieve those priorities, and the basis on which Council is to monitor and report on the implementation of those actions. The LSPS brings together and builds on planning work found in Council’s other plans, studies and strategies and will be used to update other key components of these plans.

The Liveability and Sustainability Priority Areas from the LSPS identifies actions including the following short-term action.

Local Priority L3

Providing services and facilities to foster a healthy and socially connected community

41. Council will develop a strategy which identifies gaps in the provision of open space, fit for purpose sports facilities, play spaces and community facilities to project future demand and need for facilities, and provide a plan and priorities to meet the needs of current and future populations

3.2.4. Camden Community Strategic Plan

Council's Community Strategic Plan (CSP) serves a broader purpose and provides guidance on how Council will work to meet the community's needs. The planning priorities, strategic directions and actions provide the rationale for decisions about how Council will use land to achieve the community's broader goals. The Figure and Table below demonstrate the inter-relationship with other council strategies and alignment with key directions and objectives of the Community Strategic Plan.

FIGURE 2 – HIERARCHY OF PLANS



REF	STRATEGY	REF	OBJECTIVE
Healthy Urban and Natural Environment			
2.1	Caring for urban and natural environments incl. Heritage	2.1.8	Ensure public amenities and recreational facilities reflect community needs
A Prosperous Economy			
3.1	Tourism and economic development	3.1.3	Activate under-utilised public and private spaces
An Enriched and Connected Community			
5.1	Maintain or increase number of recreation facilities, sporting fields and open space	5.1.1	Foster strong cohesive healthy and safe communities
Strong Local Leadership			
6.1	Maintain strong partnership and shared responsibilities with stakeholders	6.1.1	Provide facilities and services that are high quality, accessible and responsive to the community's needs

Table 4: Alignment with the Key Directions and objectives of the CSP.

3.2.5. Camden Council Sportsground Strategy (2020-2024)

The Camden Council Sportsground Strategy (CCSS) was developed to guide future decision making related to the provision of sportsgrounds and facilities. It will assist in defining the level of sporting facility provision to service new urban areas over the next 4 years and beyond.

The CCSS provides a list of current and proposed sportsground sites in the Camden LGA and the proposed future direction for each site.

4. CAMDEN CONTEXT

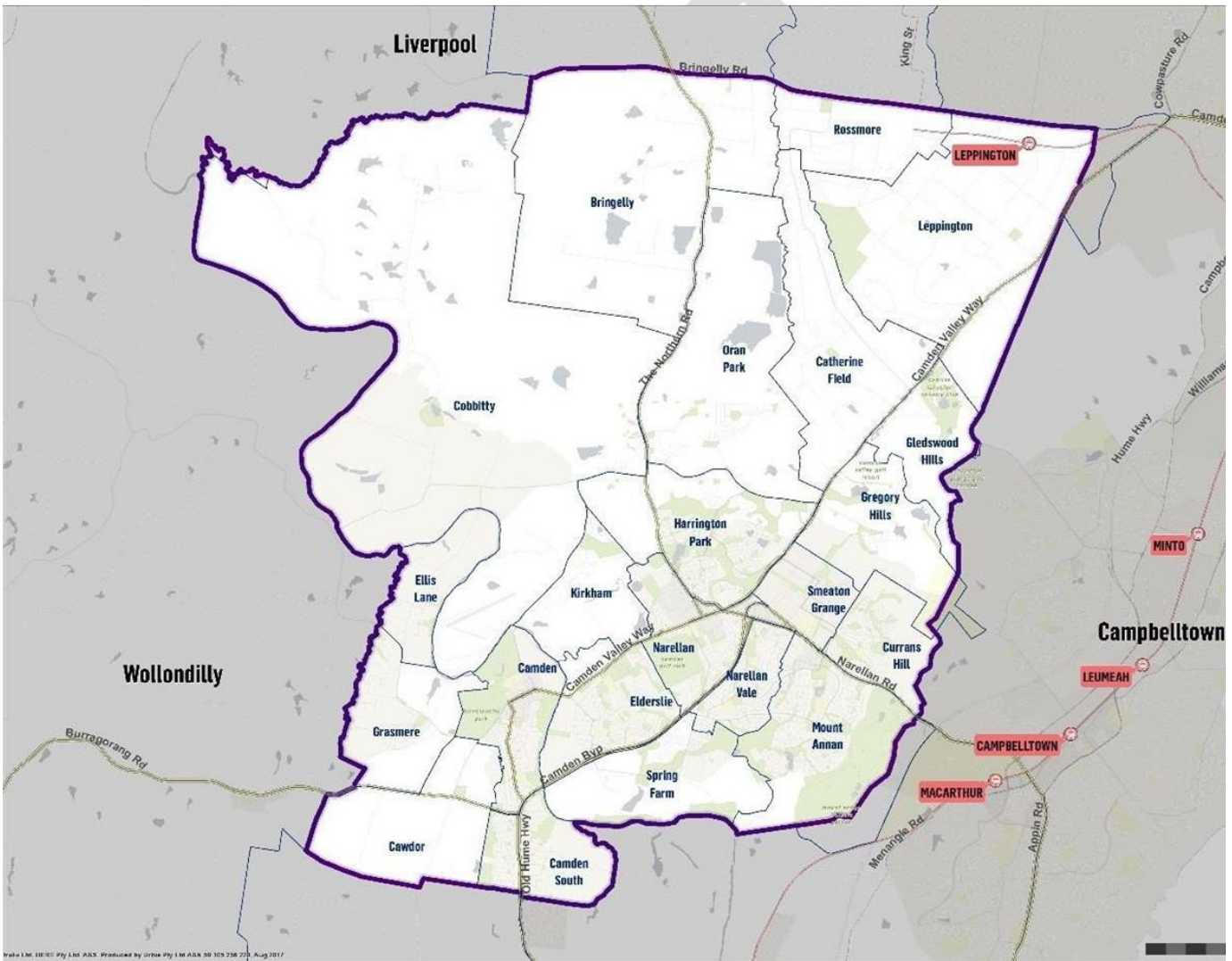
4.1. LOCATION

The Camden LGA is located approximately 60 kilometres from the Sydney CBD. The LGA covers a land area of around 200 square kilometres, includes 23 suburbs and is bound by Liverpool City Council, Campbelltown City Council and Wollondilly Shire Council.

The suburbs of Narellan and Leppington are identified as strategic centres in the Western City District Plan.

Camden LGA also sits at the intersection of three Aboriginal tribal boundaries. The groups include the Gundungurra to the west and south, the Dharawal to the south and east, and the Darug to the north.

FIGURE 3 – CAMDEN LGA BOUNDARY AND LOCAL CONTEXT



5. SOCIAL INFRASTRUCTURE TRENDS

5.1. HIERARCHY

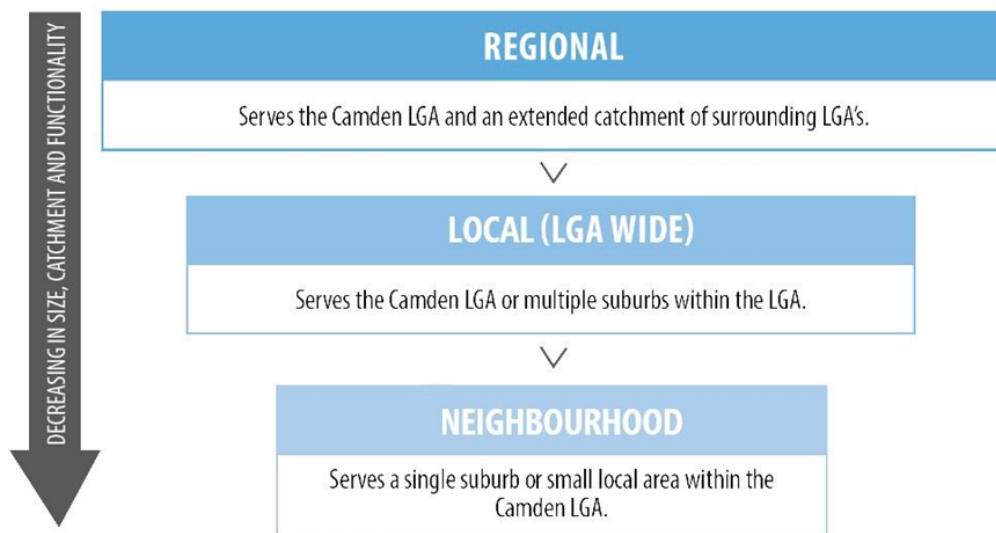
5.1.1. Open Space and Social Infrastructure Hierarchy

A hierarchy is a useful planning tool that promotes an integrated approach to social infrastructure planning that can assist with:

- providing consistency of terminology and delivery expectations;
- providing an equitable distribution of social infrastructure;
- indicating the scale and quality of the amenities that may be provided; and
- determining the level of maintenance that may be required.

For the purposes of this document and management of social infrastructure going forward, the following classifications for open space, recreation and community facility planning has been adopted.

FIGURE 4 – ADOPTED HIERARCHY OF CLASSIFICATIONS



Regional – this term is the most commonly adopted term for social infrastructure that is intended to service more than one LGA. The Camden LGA has over 250ha of Regional open space including the Camden Bicentennial Equestrian Park, Onslow Park and Narellan Sports Hub.

Local (LGA Wide) – Local - has been adopted to reflect that this level of social infrastructure is designed to service the entire LGA. While Local is sometimes used to describe smaller or lower levels of provision, Council indicates this classification does not align with the terminology of 'Local Government Area'. The Camden LGA has approximately 200ha of Local open space including Birriwa Reserve, Curry Reserve, Harrington Park Lake and Sedgwick Reserve.

Neighbourhood – this term is a commonly adopted term for social infrastructure that is intended to service a suburb. However, a suburb is often an artificial boundary or catchment, so it has also been recognised that the catchment maybe a small local area within the LGA. Neighbourhood open space is the most dominant form of open space in the Camden LGA.



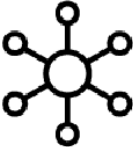


Chapter 13 discusses this hierarchy in more detail and provides relevant criteria to guide decision making for future facilities or facility upgrades.





5.2. PLANNING AND DESIGN

Social infrastructure planning and design should respond to changes in social, environmental and economic preferences.

Based on ongoing research this section outlines current trends in planning and designing social infrastructure for both established and growth areas:

Table 5 – Planning and Design Trends.

	<p>Size and scale</p> <p>Historically community facilities were designed as small, stand-alone facilities to service local populations. In response to maintenance and management costs, security issues and limited use, there is a trend towards larger but fewer community facilities, which service greater population catchments and provide a higher level of service.</p>
	<p>Co-location</p> <p>Co-location is the placement of complementary community services and facilities together. This approach has become a focus as it provides convenience for users who can access multiple services in one location, creates a 'community hub' where people gather and promotes sharing of common facilities and integration of service delivery.</p>
	<p>Multipurpose</p> <p>Larger, multipurpose facilities have the potential to be more self-sustaining and economically sustainable, as the facilities can be used throughout the year by a number of groups, they avoid duplication of provision and can adapt to changing recreational needs and preferences over time. The integration of different uses and users also promotes social cohesion.</p>
	<p>Sustainability</p> <p>Increasing awareness of climate change and other environmental challenges has driven an increased focus on environmental sustainability. There is an expectation that all levels of Government will show leadership in this area. The integration of sustainable design can also deliver long-term costs savings.</p>
	<p>Partnerships</p> <p>There has been growing interest in addressing resource constraints and pressures from population growth through shared or joint-use delivery partnerships, where facilities are shared between different user groups and co-managed and funded by different providers.</p>

	<p>Place making</p> <p>Community and recreation facilities are being used as a catalyst for social interaction and a way to reflect the diversity of the population. Community hubs often integrate public art, signage and other ways of expressing community identity. Places are also designed to encourage people to gather and socialise, with comfortable seating, hang-out areas, cafes and other supporting infrastructure.</p>
	<p>Accessibility and inclusion</p> <p>There has been a widespread adoption of 'Universal Design' principles in community facilities and open space planning, design and construction. This includes locating community facilities and open space in areas that are accessible by a range of transport modes and considering the needs of all user groups, such as people with disability or English as a second language, mothers, older people and children. Park equipment and facilities have accessible components.</p>
	<p>Information technology</p> <p>Technology has become part of our everyday life and continues to advance at a rapid pace. Community facilities, particularly libraries, are providing more space for information technology, including public computer access areas, free or low-cost Wi-Fi access, charging stations, digital education and e-catalogues.</p>
	<p>Community Backyard</p> <p>As densities increase and apartment living becomes more prevalent, community facilities and recreation areas are transforming to become community backyards that are visited frequently and deliver spaces and services that are an extension of the home, including music rehearsal space, hang out areas for laptop use, child-friendly and pet friendly zones and community gardens.</p>

6. RECREATION TRENDS AND PREFERENCES

Participation patterns and recreation preferences change over time. Understanding these trends is important in order to plan effectively for future facilities that respond to these changes and encourage people to engage in recreation and environmental activities.

The following section provides a summary of the key findings from the following research and data:

- The Future of Sport in Australia, (Crawford Report), Independent Sport Panel Report, 2009;
- Participation in Sport and Recreation Australia, ABS, 2013-14;
- AusPlay, Australian Sports Commission, April 2017-19;
- Participation in Sport and Recreation by Culturally and Linguistically Diverse Women, Australian Government Office for Women, Department of Communities and Justice and Department of Indigenous Affairs, 2007; and
- Animal Medicines Australia, Pet Ownership in Australia 2016.

6.1. KEY FINDINGS

6.1.1. Age

- Participation in organised and non-organised sport and physical activity decreases with age.
- People aged 15-17 years have the highest participation rate in sport and physical recreation and involvement in organised sport. While people aged 65 years and over had the lowest participation rate in physical exercise.
- A key challenge facing policy makers is to address the barriers that prevent sport participation regarding Australia's changing age profile. As the population ages, more support is needed for sport and recreation activities that meet the needs of older Australians. This includes a focus on funding lifetime sports, such as golf, bowls and tennis, as well as supporting sporting organisations with programs for older people.

6.1.2. Gender

- Male and female adult participation rates are generally similar. However, females participate less in organised sport than men. In the recent times, female participation in sport is increasing across the sporting codes in NSW. Camden is showing similar trends in women's participation in sport. This has implications for the design and provision of future amenities.

'Her Sport Her Way'

The Office of Sport has designed a series of initiatives across four strategic pillars including Places and Spaces, to achieve the vision of enabling women and girls to be valued, recognised and have equal choices and opportunities to lead and participate in sport in NSW.

- Improve places and spaces across the sport facility hierarchy of Regional; Local; and Neighbourhood to better support women and girls
- Plan and provide for Female Friendly (FF) facility investment across NSW
- NSW Sport Infrastructure Strategy which is to focus on supportive environments for women and girls
- Work collaboratively across the facility hierarchy to promote and apply FF principles, guidelines and templates

6.1.3. Culture

- Sport and recreation can help build inclusion and express cultural diversity and promote better social relations.
- Immigration growth in new population communities will require a different approach to recreation, including a shift away from more traditional sports. The projected immigrant population are more likely to be interested in global sports, particularly those from Asian countries. As a result, more analysis of latent demand for global sports such as table tennis & badminton, is required.
- There is a high correlation between a parent's engagement in sport and that of their child – 72% of children who have at least one active parent are physically active in organised sport or physical activity outside of school compared to just 53% of children with at least one inactive parent.

6.1.4. Activities

- In NSW, walking is the most popular recreational activity followed by fitness and gym.
- Traditional team sports have lower participation rates, with basketball, cricket and netball outside of the top ten most popular activities.
- 44% of Older Australians aged 55 and over are active 5 times or more per week
- Women 40-64 are more likely to meet the physical activity guidelines compared to men of the same age.
- More Australians meet the guidelines at 55-64 years of age, especially men, compared to the younger age-group of 40-54.
- The proportion of sufficiently active Older Australians (both men and women) decreases significantly after 64 years of age.
- Participation tends to decrease with age, although it doesn't drop significantly until the 75 years and over age-group
- In 2017, 3.5 million children (74%) participated at least once in some form of organised sport or physical activity compared with 3.2 million children (70%) in 2016. As a percentage increase in the overall annual participation rate.
- Traditional team sports are popular for children, representing 50% of the top ten activities. For children in NSW, swimming was the most popular overall recreational activity (30.2%), followed by football/soccer (21.9%).
- Dogs are the most popular household pet in Australia (38%). Nearly three quarters (74%) of dogs in Australia are taken on walks in the local area and more than half (52%) are taken to park and other public spaces. As houses become smaller and pet ownership grows, there is an increasing focus for Council's to provide pet-friendly facilities and recreation spaces.

6.1.5. Recreation Needs

The section below outlines the general recreation needs and services for different demographic groups.

Table 6: Recreation Needs

Demographic	Needs
Family with young children	<ul style="list-style-type: none"> • Playspaces that are safe and allow for supervised play. • Passive recreation opportunities in Neighbourhood or Local parks. • Family friendly spaces with facilities for picnics and BBQs. • Children's programming at libraries and community spaces.
Family with children/teenagers	<ul style="list-style-type: none"> • Neighbourhood and Regional playspaces that provide active play and adventure spaces. • Sporting facilities for team and competition sports. • Youth programming at libraries and community spaces. • Spaces and places that are accessible by public transport. • Co-location and passive surveillance.
Adults (without children)	<ul style="list-style-type: none"> • Sports facilities for team sports and competition level sports. • Fitness and social recreational activities. • Accessible spaces with walking and cycling tracks. • Passive recreation space that facilitate social connection.
Young adults	<ul style="list-style-type: none"> • Sporting facilities for team sports and competition level sports. • Fitness and social recreational activities. • Study and practice spaces at libraries and community spaces. • Extended hours to access outside of school/business hours.
Seniors	<ul style="list-style-type: none"> • Accessible spaces with walking and cycling tracks. • Passive recreation spaces that facilitate social connection. • Whole of life sports and low-impact recreation, e.g. tennis, bowls, walking. • Continuing education and social programming at libraries and community spaces.
Culturally and linguistically diverse (CALD)	<ul style="list-style-type: none"> • Services and information provided in different languages. • Spaces that support interaction and social gathering. • Spaces that are sensitive to cultural differences and norms.

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Demographic	Needs
People with Disability	<ul style="list-style-type: none"> • Spaces and places have accessible standards in key aspects including equipment, surfacing and supporting amenities. • Continue to improve accessibility of existing buildings and facilities. • Playspaces have accessible play and exercise equipment to suit a variety of abilities.

Attachment 1



7. STRATEGY CONSULTATION

The following section outlines the community and stakeholder consultation process and a summary of the key findings that have informed the development of this Strategy.

7.1. COMMUNITY SURVEY

A community survey was conducted to inform this strategy. The survey was published on Council's website and a paper survey was also made available at various Council facilities. A total of 178 responses were collected.

The purpose of this survey was to find out what works well, what could be improved and what should be prioritised in the future, in relation to open space, recreation spaces and community facilities in the Camden LGA.

7.1.1. Respondent profile

- Out of the total 178 respondents, the largest survey response came from the suburbs of Camden (14%), Harrington Park (9.7%), Oran Park (9.7%), Camden South (9.1%), Elderslie (8.9%) Currans Hill (8.1%) and Mount Annan (8.1%).
- Nearly three quarters of all respondents were females (71%) and two thirds (66%) of all respondents were aged between 30-44 years.
- Most respondents (76.9%) identified as couple families with children who live at home.
- Most respondents speak only English at home (88.4%), do not have a disability (91.5%) and do not identify as Aboriginal or Torres Strait Islander (89.5%).

7.1.2. Key findings

Key findings include:

- Walking paths were the most frequently used facility, supporting the broader preference for walking as the most popular recreation activity.
- Playspaces, followed by outdoor fields and walking paths were identified as the highest priority for future investment.
- Places for children to play is highly valued in the Camden LGA, reflecting the family demographic and values of the LGA.
- Proximity and convenience are the main reasons why respondents did not visit open space, playspaces and community facilities, highlighting the importance of distributed network of facilities.
- Events and activities, spaces to hire and sense of community were the most valued aspects of existing community facilities, suggesting that the programming is a key aspect of future community facilities.

The following section summarises the key findings from the community survey.

Table 7 – Community Survey Summary of Findings

Theme	Key findings
Open space	<ul style="list-style-type: none"> • Generally, people were satisfied with the quality and quantity of open spaces in the Camden LGA: <ul style="list-style-type: none"> – Most respondents (34.4%) rated the quality of open spaces as 'good', followed by fair (24.5%) and neutral (18.5%). – Most respondents (34.7%) rated the quantity of open spaces as 'good', followed by fair (28.7%) and neutral (16.7%). • 'A place for children to play' was the most valued aspect about open space (44%). This is reflective of the of the respondent's demographic profile, which was predominately couple households with children who live at home. The second most valued aspect was natural beauty.
Community facilities	<ul style="list-style-type: none"> – Most respondents (30.7%) rated the quality of community facilities as 'good', followed by 'fair' (25.0%) and 'neutral' (21.4%). – Most respondents (26.4%) rated the quantity of community facilities as 'fair', followed by good (25.7%) and neutral (22.1%). • 'Events and activities' (36.2%), 'spaces to hire' (23.9%) and 'sense of community' (18.8%) were the most valued aspects of existing community facilities.
Playspaces	<ul style="list-style-type: none"> • Generally, people were satisfied with the quantity and quality of playspaces in the Camden LGA: <ul style="list-style-type: none"> – Most respondents (32.8%) rated the quality of playspaces as 'good', followed by 'fair' (24.6%) and 'poor' (19.4%). – Most respondents (27.1%) rated the quantity of playspaces in the Camden LGA as 'good', followed by fair (23.2%) and neutral (20.3%) and poor (20.3%). • More than half of people rated 'a place for children to play' as the most valued aspect of playspaces (53%). The least important was a place to socialise (30.8%). This is likely to reflect the parent's preference, not that of their children.
Future investment	<ul style="list-style-type: none"> • Playspaces (26%), followed by outdoor sportsgrounds/fields (20%) and walking paths (18%) were identified as the highest priority for future investment to support a liveable Camden LGA.
Rationale for visitation	<ul style="list-style-type: none"> • Walking paths (21.4%) were the most frequent facility used daily, followed by playspaces (14.4%), parks and gardens (13.6%) and outdoor sportsgrounds (13%). • When deciding to visit/use open space, playspaces and community facilities, safety (67.7%), level of maintenance (65.4%) and quality of ancillary facilities (49.6%) were rated as 'extremely important'. • 'Not close to my house' (37.5%) and 'not convenient' (25%) were identified as main reasons why respondents did not visit open space, playspaces and community facilities.

7.2. STAKEHOLDER CONSULTATION

Interviews were conducted with 24 stakeholders. Generally, there was consensus over the current challenges facing Camden LGA and the need for a more strategic approach to open space, recreation spaces and community facilities planning.

7.3. KEY FINDINGS

The following section summarises the key findings from the stakeholder interviews.

Table 8 – Summary of Stakeholder Consultation.

Area	Key findings
Community profile	<ul style="list-style-type: none"> Camden's demographic profile is changing. There are a growing number of young families and increasing cultural diversity in the LGA. Indian, Iraq and Nepalese cultural groups were generally identified as the common background for non-English speaking background students. A large portion of the community moving into Camden LGA are relocating from the adjoining areas of Campbelltown, Liverpool and Fairfield LGA. There is disparity in the demographic profile between the south (old) and north (new) areas of Camden LGA. There are younger and more culturally diverse families in the northern area compared to the established areas of Camden LGA, which tend to be dominated by an older, Anglo-Saxon profile. There should be greater consideration of the type, design and programming of spaces to meet the needs of persons from other cultures and backgrounds.
Usage, access and condition	<ul style="list-style-type: none"> The current layout of Camden LGA is very car dependant. Pedestrian and cycle linkages are minimal and present an obstacle to accessing facilities. Primary school children are well catered for but there is an identified gap in the provision of facilities for teenagers. All community facility operators reported an increase in the growth of users and anticipate for this growth to continue. Many facilities reported being at capacity and expressed the need for additional staff and increased opening hours. The trend for sports clubs during this time has been an increase in membership and anticipate this growth to continue. Quality, cleanliness, vandalism and safety are key factors affecting the level of usage of all types of spaces. Lack of ancillary facilities such as toilets were identified as factors impacting the usage and quality of all spaces. Active open space is at or over capacity across the LGA and there is demand for additional sports fields.

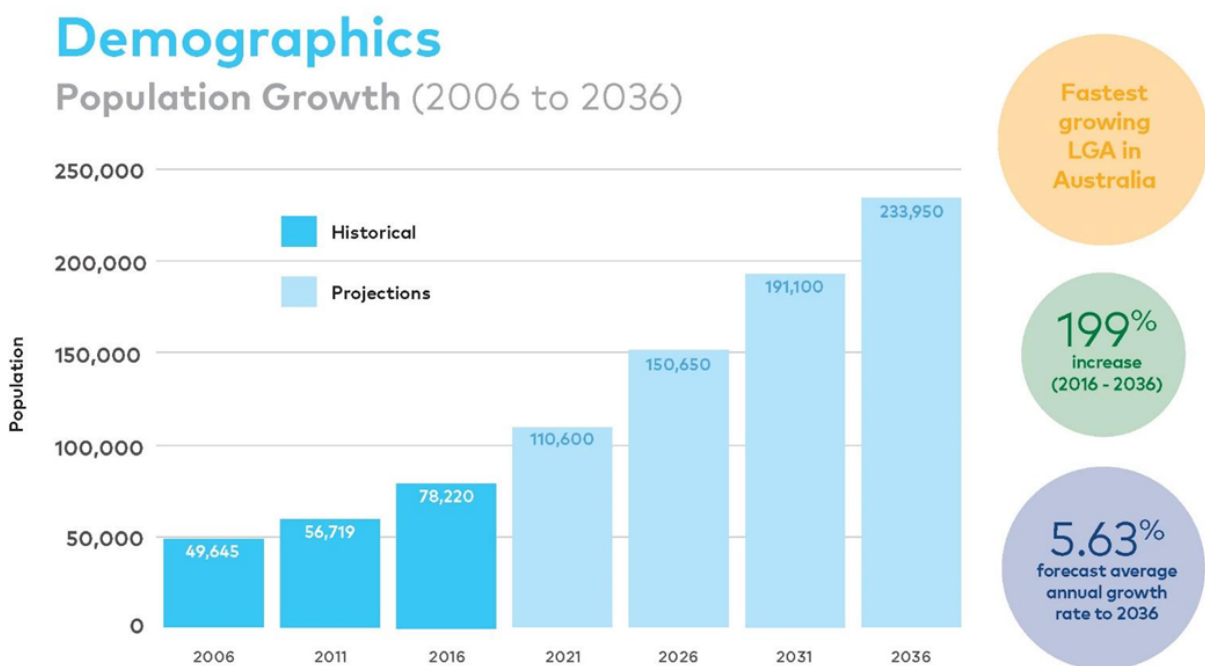
Area	Key findings
	<ul style="list-style-type: none"> • Sports facilities in Camden LGA do not meet several sporting club's standards for senior games or large finals, which means opportunities to host large games are hosted elsewhere.
Maintenance, quality and costs	<ul style="list-style-type: none"> • There is a need to ensure equality of investment and quality between spaces in newly developed areas and older areas of the LGA. • Maintenance should not drive design of spaces or facilities. There is a need for more functional, ambitious, innovative and embellished open space, recreation spaces and community facilities. • Lack of passive surveillance enables anti-social activities, such as graffiti, and is identified as a maintenance issue. • Consensus that the Council should take innovative steps to improve maintenance and management burden. Low maintenance embellishment, native planting, natural areas and community ownership/pride were identified as methods to manage spaces more efficiently.
Future priorities	<ul style="list-style-type: none"> • Improved efficiency in the planning process including collaboration between the Council, State Government and developers. • Improved understanding of community needs to meet the increasing demand of open space, recreation spaces and community facilities. • Co-location, multipurpose, joint-use, flexible facilities and partnerships with other agencies to deliver an improved and more effective outcome. • Spaces for all ages and abilities as a priority to meet increasing demand of open space, recreation and community facilities. • Focus on the Nepean River corridor, natural areas and greenlinkages. • Plan for Regional level facilities in line with neighbouring and local LGA's, e.g. provision of a sports stadium.

8. COMMUNITY PROFILE

8.1. CURRENT PROFILE & POPULATION PROJECTIONS

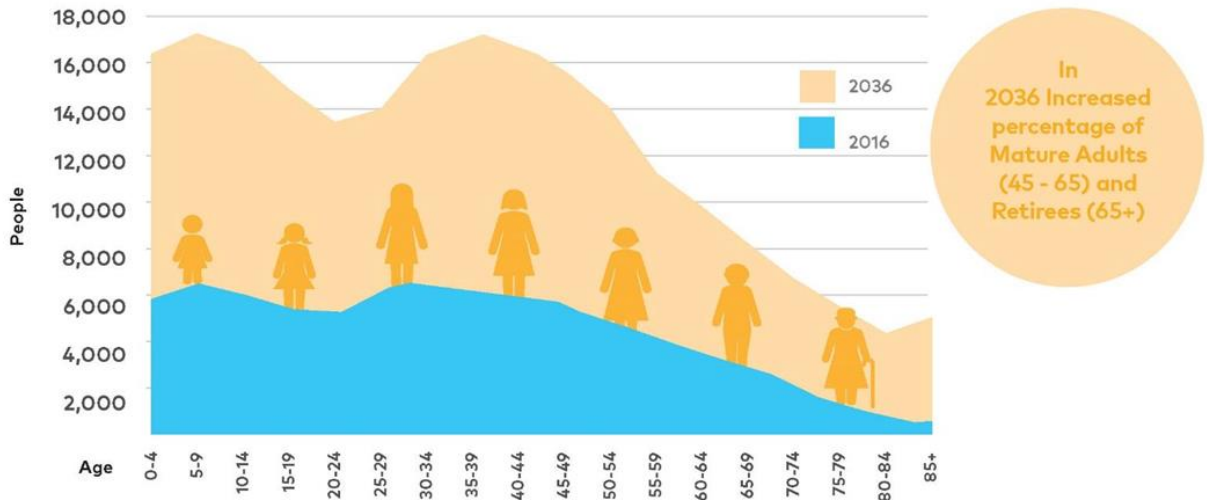
The following section provides an analysis of the demographic profile of the Camden LGA, benchmarked against the Greater Sydney region. Data used for this analysis is from the Australian Bureau of Statistics (ABS) 2016 Census. A full demographic table is provided in Appendix A.

8.1.1. Population



8.1.2. Age

Age Profile (2016 & 2036)



8.1.3. Household Statistics

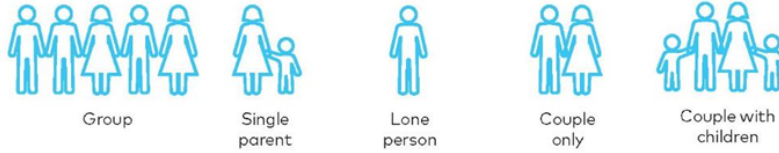
Household Statistics (2016)



* Camden Trend = 2011-2016

8.1.4. Projected Household Structure

Projected Household Structure (2016 & 2036)



2016 %	5.90%	10.60%	13.70%	23.50%	46.20%
2036 project % change	↓	↑	↑	↑	↓

2016
24,019
households

2036
77,350
projected
households

8.1.5. Projected Housing Growth

Housing Growth (1996 to 2036)



8.1.6. Diversity

Diversity



9. PLANNING DISTRICTS

The Camden LGA consists of 23 suburbs. The suburbs form areas which share similar characteristics and can be grouped together for planning purposes. This Strategy uses three planning districts, identified in **Figure 5**.

The following section provides an analysis of the demographic characteristics of the three districts. To enable a comparison of the current population with population projections, the following analysis is based on data from Forecast id, as of September 2018.

Forecast id organises census data into 'small areas' which are created by aggregating Statistical Area 1 (SA1) level units. The small areas have then been grouped to make up the three planning districts identified in this Strategy.

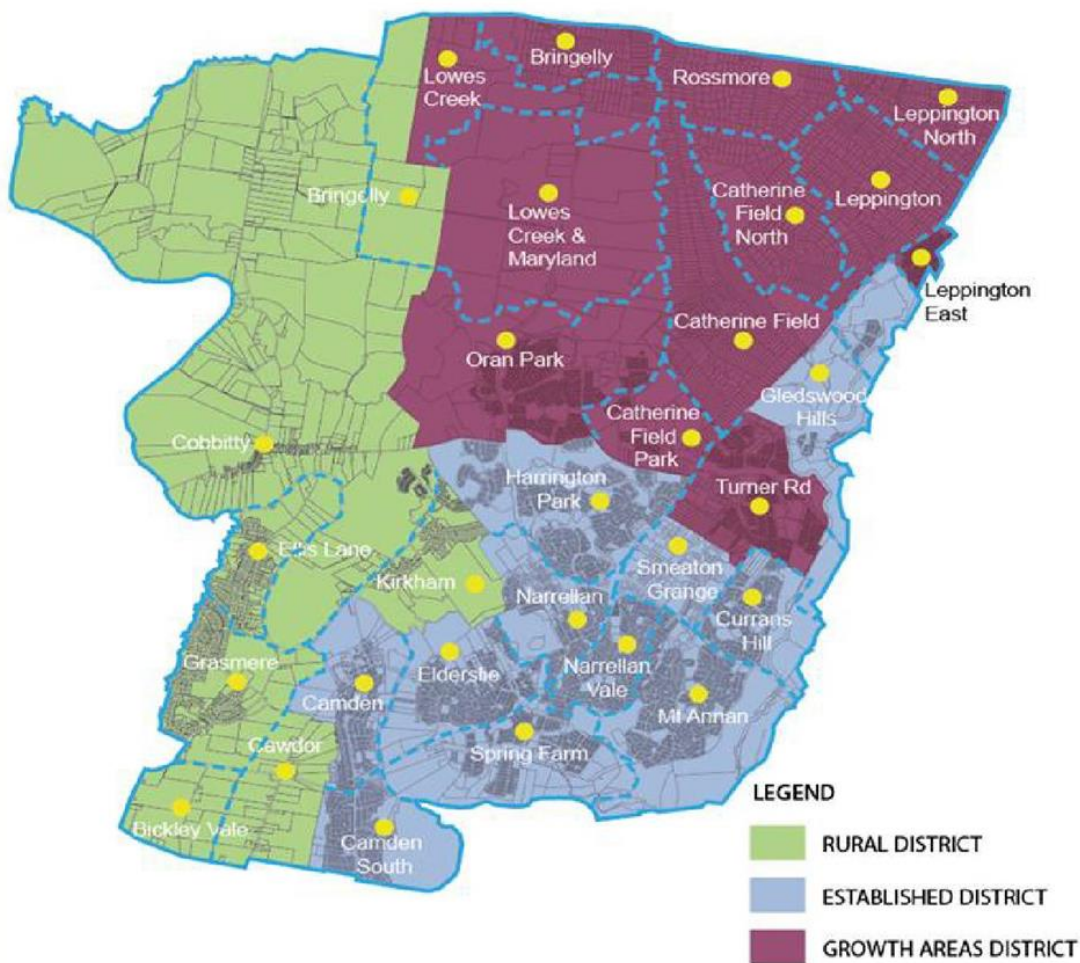


FIGURE 5 PLANNING DISTRICTS

9.1. RURAL DISTRICT

The Rural District contains the suburbs of Ellis Lane, Grasmere, Bickley Vale, Cawdor, Kirkham and part of Cobbitty and Bringelly. The district is characterised as semi-rural, with much of the northern area of Cobbitty undeveloped or agricultural land. There are also areas of low density rural residential living in Kirkham, Cobbitty and Bringelly, Grasmere and Ellis Lane.

Current Profile

The Rural District has a population of 5,611. The district has the oldest average age (45.3 years) in the Camden LGA, which is also significantly higher than Greater Sydney (36 years).

In the Rural District, family households (80.4%) are the dominant household structure, however this is lower than the Camden LGA (85%). Couples with children (55.6%) are the dominant family type, followed by couples without children (35.5%) and one parent families (8.4%). The Rural District has a higher rate of lone person households (18.3%) compared to the Camden LGA (14%), reflecting the older population of the district.

Future Profile

Table 9 – Population Summary Rural District

	2016	2026	2036
Population	5,611	6,356	6,311

By 2036, the number of people in the district will increase to 6,311 people. The district will continue to be characterised by an older population, with a third (32.4%) of the population aged 65 and over in 2036. Between 2016 and 2036, the age groups that are expected to grow the most are aged 75-79 (67.5%), 80-84 (43.5%) and 70-74 (31.3%) years. This indicates a significant growth of the older population in the district over the next 20 years.

Between 2016 and 2036, the age groups that will experience negative growth are 25-29 and 55-59 years. The Rural District will experience growth across all other age groups.

The household type will differ significantly in comparison to the other districts. Between 2016 and 2036, the dominant household type will change from couple families with dependents, to couple families without dependents. By 2036, lone person households will double (48.6%), representing the largest forecast increase in the district.

Recreation Focus Areas

Based on the community profile of this district, recreational focus areas are likely to include:

- Accessible spaces with walking and cycling tracks.
- Horse riding
- Passive recreation opportunities that facilitate social connection.
- Whole of life sports
- Low-impact recreation, e.g. tennis, bowls, swimming & walking.
- Continuing education and social programming at libraries and community spaces.

9.2. ESTABLISHED DISTRICT

The Established District contains the suburbs of Camden, Camden South, Currans Hill, Elderslie, Mount Annan, Narellan, Narellan Vale, Smeaton Grange, Harrington Park, Gledswood Hills and Spring Farm. The Established District contains many of Camden LGA's older suburbs where limited new development is expected. Significant growth is expected in urban release areas of Elderslie, Spring Farm and Emerald Hills, and with the announcement of potential South West Rail Link Extension, additional growth and space renewal could be expected around the proposed station at Narellan.

Current Profile

The Established District has a population of 63,110. This is the largest population within the LGA.

The district is made up of predominately family households and couple with children families. The proportion of family households is higher in the south east of the district (Spring Farm, Mount Annan, Currans Hills), where more recent housing developments and release areas are located. The number of lone person households are considerably higher in Camden (23.5%) and Elderslie (21.7%) compared to the Camden LGA (14%), reflecting the older age and more established nature of these suburbs.

The small areas within the Established District have a lower average household income than the Camden LGA, characterising the area as a relatively low-income area.

Future Profile

Table 10 – Population Summary Established District.

	2016	2026	2036
Population	63,110	83,293	82,010

By 2036, the number of people in the district will increase to 82,010 people, representing a 29.9% population increase from 2016. This district will largely experience growth across all age groups, except for people aged 30-34 years.

The district is expected to see a significant increase in the number of older people. Between 2016 and 2036, the age groups that are expected to grow the most are aged 80-84 (143.8%), 85+ (117.3%) and 75-79 (115%). Compared to the whole Camden LGA, this area has a higher proportion of low-income households, reflecting lower workforce participation rates.

The district will continue to be dominated by a younger demographic, despite the growth in the older population and slight decline in the proportion of children. Over a quarter (28.3%) of the population will be aged 0-19 years in 2036, which is slightly lower than in 2016 (31.1%). This decrease is largely attributable to the minimal growth in the 0-4 age group (0.3%) between 2016 and 2026.

In general, the Established District will continue to be characterised by couple families with dependents. Areas such as Camden and Currans Hills are expected to see an increase in the number of households without dependents.

Recreation Focus Areas

Based on the community profile of this district, recreational focus areas are likely to include:

- Accessible spaces with walking and cycling tracks.
- Passive and active recreation opportunities, including playspaces for older children.
- Whole of life sports and low-impact recreation, e.g. tennis, bowls, swimming & walking.
- Continuing education and youth programming at libraries and community spaces.
- Fitness, aquatic and social recreation opportunities.

9.3. GROWTH DISTRICT

The Growth District contains the suburbs of Oran Park, Lowes Creek Marylands, Rossmore, Leppington, Catherine Fields, Tumer Road, and parts of Bringelly and Rossmore. Leppington is a major Strategic Centre within the South West Growth Area. The area is serviced by the South West Rail Link with a new train station opened in Leppington in 2015. There is also a proposal to extend the South West Rail Link from the airport to the Narellan Town Centre.

Current Profile

The Growth District is the most diverse area in the Camden LGA. The small areas in the district have significantly lower rates of Australian born and English only speaking households compared to the LGA. Notably, only three fifths (60.4%) of the Leppington North-Leppington precinct are English only speaking households, compared to 84.8% of the Camden LGA. Overall, the Growth District is dominated by family households and couple with children families.

Future Profile

Table 11 – Population Summary Growth District.

	2016	2026	2036
Population	11,755	70,799	144,977

By 2036, the number of people in the district will increase to 144,977 people. The Growth District will have the largest population increase in the Camden LGA and will experience significant population growth across all age groups.

The Growth District will continue to be dominated by a family demographic, as reflected through the increase in adults and children. Between 2016 and 2036, the age groups that are expected to grow the most are aged 40-44 (900.7% increase), 45-49 (829%) and 35-39 (824.5%). In 2036, 35.6% of the population will be aged between 0-19 years.

In contrast to the other districts, the proportion of older people in the Growth District will decline between 2016 and 2036. In 2036, 2.7% of the population will be aged 70 years and over, which is significantly lower compared to 2016 (5.1%).

The Growth District will continue to be dominated by couple families with dependents households, consistent with the current family characteristics of the area. However, there is likely to be a shift in housing types associated with the train line resulting in a population density increase when compared to the other districts within the Camden LGA. This may have an impact on the provision and type of open space required in this district.

Recreation Focus Areas

Based on the community profile of this district, recreational focus areas are likely to include:

- Accessible spaces with cycling facilities and close to public transport.
- Passive and active recreation opportunities, including aquatics, playspaces for young and older children.
- Family friendly spaces with facilities for picnics and BBQs.
- Children's and youth programming at libraries and community spaces.
- Study and practice spaces at libraries and community spaces.
- Sporting facilities for team and competition sports, which also cater for non-traditional Australian sports.
- Extended hours to access facilities outside of advertised trading hours for schools and business.
- Spaces that support interaction and social gathering.
- Passive and active recreation opportunities in business districts.

10. ANALYSIS OF COMMUNITY FACILITIES

10.1. ABOUT COMMUNITY FACILITIES

Community and cultural facilities are typically Council-owned buildings that provide accessible and affordable space for a range of activities and essential services that benefit the community. In new, and existing communities they play an important role in providing space that encourages interaction and social cohesion. As densities increase, these facilities are becoming extensions of the home, providing space to socialise, engage in formalised physical, cultural and religious activities and partake in community gatherings.

10.2. CURRENT PROVISION

The community facilities included in this Strategy are Council owned or managed community centres, halls, libraries, civic centres, meeting rooms and clubrooms as of 2020. A full list of community facilities can be found in **Appendix C**.

The Camden LGA currently contains a network of 42 community facilities that were planned and built to meet the needs of the LGA's historical incremental population growth and are distributed primarily in the existing population centres of Camden and Narellan.

Table 12 shows a breakdown by facility type and **Figure 6** shows the distribution of existing as well as confirmed future facilities in the Camden LGA.

Council keeps a register of community facility assets and their condition. A review of this data suggests that most facilities have an overall condition rating of Good.

Table 12 – Summary of Council Owned and Managed Community Facilities

Type	Number
Libraries	3
Civic centre	1
Community centres, halls	15
Scout halls	5
Clubrooms	16
Cultural facilities	2

10.2.1. Community Perceptions

Community consultation indicates that 'events and activities' were the most valued aspects of community facilities, suggesting that ongoing event programming is a key community need that should be considered in the future planning and resourcing of community facilities.

10.2.2. Benchmarking Analysis

Table 13 provides a comparison to provision of community facilities in other LGAs of comparable size or characteristics within the Greater Sydney area. This shows that the Camden LGA currently has a slightly

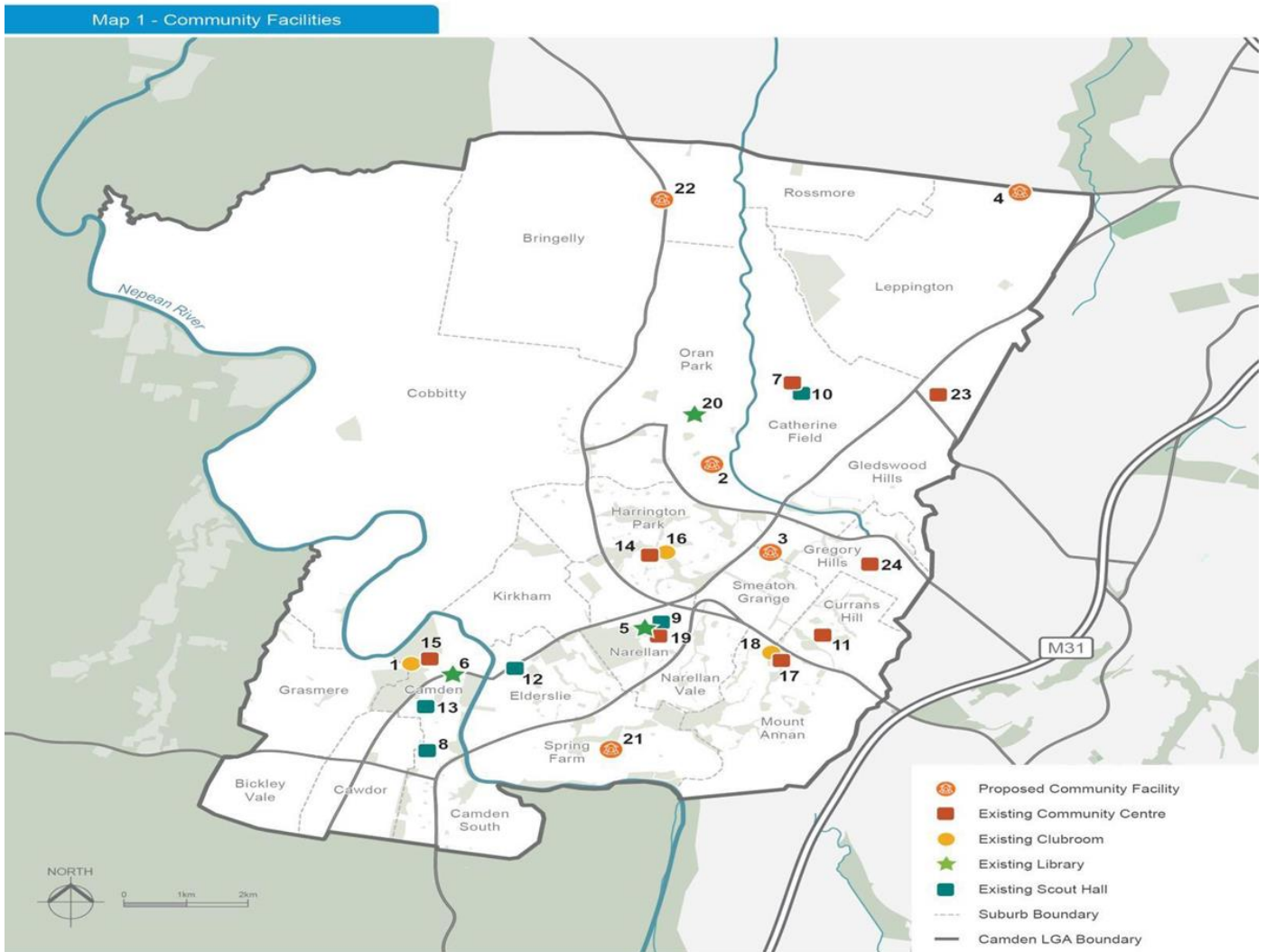
higher but comparable level of provision compared to other LGAs. However, the analysis in this section highlights most of the facilities are halls or clubrooms of a lower quality and recreational value.

Table 13 – Benchmark Comparison Table

LGA	No. of community facilities	2016 population	No. of facilities per person
Camden	18	80,477	1:4,471 persons
Ku-ring-gai	37	118,053	1:3,190 persons
Liverpool	41	204,326	1:4,983 persons
The Hills Shire	22	157,243	1:7,147 persons

FIGURE 6 – COMMUNITY FACILITIES IN CAMDEN LGA

Camden Spaces & Place Strategy Maps - 11 June 2020



10.3. LIBRARIES

Camden LGA currently has a network of 3 libraries, situated in key population centres – Narellan, Camden and the new library at Oran Park completed in 2018.

A new Regional level library is also planned for the Leppington town centre, to be co-located with community centre and cultural and performing arts centre.

10.3.1. Library Services

The Camden Council Library Strategic Plan (2003-2010) is currently under review and it is anticipated that a new strategy will be finalised in 2020. The current Plan identifies libraries as a focal point for the community which should facilitate opportunities for learning, provide a range of recreational activities and act as a communal meeting place.

The Library Strategic Plan states that the Camden library service is not intended to have a central library or branch structure, but rather individual services, each operating to meet the needs of its community. Based on this it is reasonable to assume that the LGA aims to have fewer but higher-level library facilities.

Narellan, Oran Park and Camden Libraries currently provide a range of services which extend beyond book loans and study spaces. There are several learning workshops which are held at the libraries and are free to attend, including workshops on understanding legal matters, craft and technology.

Camden Library, which is considered a Neighbourhood facility, also offers a weekly chess club and a monthly daytime book club, which is currently at capacity. There are no spaces available to hire within Camden Library.

Narellan Library is classified as a Regional facility according to the hierarchy adopted in this Strategy. The Narellan Library includes The Space Digital Studios which provides free sessions in learning to use technology, software and social media. The studio space also includes technology facilities, including PC laptops and iMac desktops which are available to use. The Narellan Library has three study rooms available for free hire for community use and two large meeting rooms for commercial or private use.

Oran Park Library is a Regional facility that opened in June 2018 as a high-tech open library. It also includes a sessional services office for community support and a community centre to foster art and culture. The Library has two large meeting rooms as well as a commercial kitchen, smaller meeting rooms and office space.

Table 14 – Future Library Facilities in Camden LGA

Name	Description	Floor Area	Available for hire
Leppington library	A new Regional level library and community centre is proposed for the Leppington Major Centre. The multipurpose community centre will be co-located with a library and is proposed to provide facilities for a cultural and performing arts centre.	NA	NA

10.3.2. Community Perceptions

At the time of consultation, the Camden and Narellan libraries were nearing capacity and only housed an English language collection, with books in other languages available through an interloan library system. Primary user groups are parents with children and key periods are Saturdays, School Holidays and during the HSC/exams. Increased hours, staffing, parking at Narellan, digital resources and meeting rooms spaces were identified to meet future growth.

10.3.3. Benchmarking Analysis

There are established benchmarks for library provision in NSW. The analysis in **Table 15** is based on the Growth Centres Development Code of 1 Local library for every 40,000 people. Based on this benchmark Camden LGA currently has a good provision of libraries for the existing population, with 1: 26,073 people. By 2036, the benchmark indicates there will be a shortfall of 2 libraries.

Table 15 looks at the future requirement for library provision for the individual planning districts. Demand for additional library provision will predominantly be in the Growth Districts. However, with provision of Regional level services provided in Leppington and Oran Park, this demand may be met, and additional need should be monitored.

While the Rural District has limited population growth, it currently has no library services. To provide improved equity of provision, alternative delivery models could be considered, such as mobile or pop-up libraries and shared-use arrangements. Libraries are important services for an ageing population, providing continuing education and social interaction.

Table 15 – Library benchmarking for the Camden LGA

	2016 provision	2026 provision	2036 provision
Population	80,477	161,448	233,950
LGA library provision	3	4	4
Provision ratio	1: 26,073	1: 40,362	1: 58,488
Benchmark demand based on 1 library for every 40,000 people.	2	4	6
Shortfall (-) or Surplus (+)	+1	0	-2

Table 16 – Library Benchmarking by Planning District

District	2036 provision	2036 demand	Shortfall/Surplus
Rural	0	0.1	0
Established	2	1.4	0.6
Growth	1 (and 1 planned)	2.0	0

10.4. COMMUNITY CENTRES, HALLS AND CLUBROOMS

10.4.1. Community Centres

Camden LGA has a network of 14 community centres which are considered Local level facilities as per the hierarchy adopted in this Strategy. Three new community centres have recently been constructed and are now operational (Gregory Hills, Spring Farm and Oran Park), while community centres newly constructed in Catherine Park and Emerald Hills are due to be handed over to Council in 2020.

The community centres are generally unstaffed buildings that provide spaces for hire and reflect a traditional model of provision, built to meet the needs of the incremental population growth.

Harrington Park Community Centre and Narellan Child Family and Community Centre offer a larger, multipurpose spaces and are considered Local level facilities. These centres are located close to other community, commercial and sporting facilities and public transport.

Several new community centres are either under construction or have been confirmed for the Camden LGA as part of new residential development. It is expected there will be 1 Regional centre, 1 Local centre and 5 Neighbourhood centres constructed within the LGA. **Appendix C** provides an overview of the existing and known future community centres in Camden LGA.

10.4.2. Lease and Hire

Based on the 2019 lease and hire schedules, the community centres are generally hired by community groups on a weekly basis for recreational activities including martial arts, health & fitness, cultural and dance groups. The community centres are also used by special interest, religious and senior citizen community groups.

The lease and hire schedules also indicate that the community centres are currently not operating at capacity. The Narellan Child, Family and Community Centre and Harrington Park Community Centre are the most frequently used community centres. Despite this, these centres are generally only used for between 2-5 hours each day. All community centres in the Camden LGA have significant capacity to increase usage, particularly during weekday afternoons (12-3pm) and on weekends.

Table 17 - Council Proposed Future Facilities

Name	Description
Leppington community centre/library/cultural centre	Multipurpose larger facility. Long-term delivery. Identified as a Regional facility.
Leppington North community centre x 3	Smaller Neighbourhood centres.

10.4.3. Scout Halls

Camden has a network of 5 scout halls which are currently leased to Scouts Australia and are not available for general public hire. The scout halls are generally small, basic buildings co-located with areas of Local or Neighbourhood open space.

10.4.4. Clubrooms

Camden has two clubrooms that are available for public hire - Camden Bicentennial Equestrian Park Club House and Jack Nash Clubroom. There are also several clubrooms that are leased to sporting groups. These include Fairfax Clubroom, Birriwa Reserve Clubroom, Hayter Reserve Clubhouse, Narellan Sports Hub and Nott Oval Clubhouse and Ron Dine Oval Club House.

10.4.5. Benchmarking Analysis

For the purpose of this analysis community centres, scout halls and clubrooms are all considered as 'community centres.'

Council currently uses the following planning standard of:

- 42 square metres per 1,000 residents for the provision of Neighbourhood community facilities; plus
- 13 square metres per 1,000 residents for the provision of District Regional community facilities (comprising additional floor space to one or more of the Neighbourhood community centres.

There are established benchmarks for community centres provided in the Growth Centres Development Code² that have been adopted in this Strategy.

Current best practice is the delivery of network of larger but fewer community facilities, that can provide higher level services and service a larger catchment of people. Based on this trend the benchmark of 1 community centre: 20,000 people has been used in the following analysis.

Table 18 and **Table 19** shows the benchmarking requirements for Neighbourhood community centres and Regional community centres.

Table 18 – Neighbourhood Community Centre Benchmarking Analysis

	2016 provision	2026 provision	2036 provision
Population	80,477	161,448	233,950
Neighbourhood community centres ³	14	15	20
Neighbourhood community centre provision ratio	1:5,748	1:10,763	1:11,698
Benchmark demand based on 1 Neighbourhood community centre for every 6,000 people.	13	27	39
Shortfall (-) or Surplus (+)	+1	-12	-19

Table 19 – Regional Community Centre Benchmarking Analysis

	2016 provision	2026 provision	2036 provision
Population	80,477	161,448	233,950
Regional community centre provision ⁴	1	2	3
Regional community centre provision ratio	1: 80,477	1: 80,724	1:77,983
Benchmark demand based on 1 Local (Regional) community centre for every 20,000 people.	4	8	12
Shortfall (-) or Surplus (+)	-3	-6	-9

² In the absence of more recent established benchmarks, the benchmarks provided in the Growth Centres Development Code 2006 have been utilised for comparison.

³ Includes all Local and Neighbourhood centres in Camden LGA, including clubrooms and scout halls.

⁴ Total provision includes Narellan Library, Oran Park Library and future facility at Leppington.

Based on best practice trends and Council's preference for larger facilities, it is recommended that the benchmark of 1 centre: 20,000 people is adopted. This benchmark refers to the provision of a larger, multipurpose centre which would be classified as a Regional centre as adopted by the hierarchy in this Strategy. Based on this benchmark, Camden LGA will have a deficit of 6 Regional centres by 2026 which will increase to a deficit of 9 by 2036.

The provision of Regional centres would be supplemented by the network of existing Neighbourhood and Local community facilities provided in Camden LGA. Based on the review of lease and hire schedules, there is enough capacity in the existing centres to accommodate greater use. Future planning should therefore focus on upgrading these facilities to multipurpose centres, rather than the provision of more Neighbourhood community centres.

10.5. CULTURAL FACILITIES

10.5.1. Cultural and Civic Centre

Council has one Regional civic centre. The Camden Civic Centre provides a range of spaces for hire and can cater for professional performances, conferences and large events of up to 600 people. It is the largest facility of its type in the LGA and the only theatre/performance space. In addition, a performance space has also been achieved within the Julia Reserve Youth Facility in Oran Park. The Camden LGA is also served by Campbelltown Arts Centre, which is a state-of-the-art Regional facility delivering a broad range of contemporary cultural programs in both the visual and performing arts.

A recent study commissioned by Council identified that the Camden Civic Centre is well utilised, and use has increased by 32% over the past four years. The report also identified a shortage of flexible community spaces within the LGA, particularly those over 200m² of which the Civic Centre provides three such spaces. The report recommended a series of short, medium and long-term actions to increase utilisation of the Civic Centre.

As mentioned in the library analysis, a cultural and performing arts centre co-located with a library and community centre is planned for the Leppington town centre.

10.5.2. Community Perceptions

Community consultation undertaken for this Strategy suggested that the fees associated with this space may be unaffordable for the community and that there was shortage in space for hosting dance and performance related events. Council does provide a small amount of funding each year to non-profit organisations to provide musical or performing arts entertainment within the Camden Civic Centre for the community.

The Camden Recreation Demand Study 2014 indicated there are number of dance schools operating in Camden LGA and dancing and gymnastics are third and fourth most popular recreation activities for children in NSW.

Table 20 – Future Civic/Performances Centres in the LGA

Name	Description	Available for hire	Asset condition	Capacity
Leppington Cultural Centre	Regional centre in the planned civic precinct north of Leppington Station.	NA	NA	NA

10.5.3. Benchmarking Analysis

There are established benchmarks for civic/cultural centres provided in the Growth Centres Development Code, indicating 1 civic centre for every 30,000 people. Based on this benchmark, the Camden LGA currently has a shortfall in civic/cultural centres and will increase based on the expected population growth.

Table 21 – Civic/Cultural Centre Benchmarking for the Camden LGA

	2016 provision	2026 provision	2036 provision
Population	80,477	161,448	233,950
Civic centre provision	1	2	2
Cultural centre provision	3	3	3
Provision ratio	1: 80,477	1: 80,724	1: 116,975
Benchmark demand based on 1 civic/cultural centre for every 30,000 people.	2.7	5	8
Shortfall (-) or Surplus (+)	-2	-3	-6

10.5.4. Alan Baker Art Gallery

Opened in 2018, the Alan Baker Art Gallery occupies the recently renovated, historic Macaria building and provides an opportunity to showcase the artwork of local artist Alan Baker. The Gallery also provides an opportunity to connect local artists, foster future artists and promote art in Camden.

10.5.5. Camden Museum

The Camden Museum is located inside Camden Library and contains a rich collection of Camden's historical artefacts including photos, maps, clothing, uniforms, furniture, musical instruments and badges. The Camden Historical Society, which was formed in 1957, is responsible for the preservation and display of this heritage.

11. ANALYSIS OF OPEN SPACE

11.1. ABOUT OPEN SPACE

Public open space is land used primarily for the purposes of recreation or environmental conservation and is generally defined as all land under public management that is zoned RE1 (Public Recreation) or E2 (Environmental Conservation) under the *EP&A Act 1979*. However, it is acknowledged that some open space within the Camden LGA is zoned as residential.

Open space that is owned and/or managed by other entities, including private recreation areas, school grounds, William Howe National Park and the Australian Botanic Gardens Mount Annan are considered as supplementary and are not included in the following calculations.

11.2. CURRENT PROVISION

Based on Council's GIS database as at June 2019, the Camden LGA has approximately 9989 hectares of open space that is owned and/or managed by Council. This provision only includes existing open space and does not include open space which is planned or under construction.

Appendix E contains a complete inventory of open space in Camden LGA.

Open space in the Camden LGA is located primarily in the Established District around the existing population centres of Camden and Narellan. The absence of open space in the Rural and Growth Districts is based on the historical patterns of growth in the LGA, with these having smaller populations and residents living on larger semi-rural properties. However, the anticipated urban development within the Growth District will see large areas of these districts subdivided for future residential development.

Of the total identified open space in the Camden LGA, approximately 27% is classified as Regional open space, 19% as Local open space and 45% as Neighbourhood open space.

Figure 7 shows the distribution of open space within the Camden LGA according to the adopted hierarchy.

11.3. OPEN SPACE SETTINGS

Natural Areas

Natural Areas are managed to enable recreation while protecting local ecological and biodiversity values. It provides space where people can enjoy nature and low-impact recreational activities, such as walking, cycling and picnics. There is over 158 hectares of natural areas under Council's ownership as shown in **Figure 7**.



Picture 1 – Natural Areas, Harrington Park



Picture 2 – Natural Areas, Elizabeth Throsby Reserve

Passive-Open Space

Passive open space is land set aside for parks, gardens and linear corridors that provide for passive recreation and unstructured physical activity. Passive open space may provide walking paths, picnic tables, seating, formal gardens or other areas for gathering in the outdoors.



Picture 3 – Passive open space, Belgenny Reserve



Picture 4 – Passive open space, Fairfax Reserve

Active-Open Space

Active open space is land set aside for the primary purpose of formal outdoor sports for the community. Active open space typically features sports facilities such as playing fields, change rooms, spectator seating and car parks.



Picture 5 – Active Open Space, Jack Brabham Reserve



Picture 6 – Active Open Space, Catherine Field Park

Riparian Areas

Riparian areas are corridors of open space on areas of land where the interaction between aquatic and terrestrial environments occur.



Picture 7 – Riparian Area, Harrington Park



Picture 8 – Riparian Area, Mount Annan

Encumbered Land

Encumbered land is an area that is constrained due to infrastructure easements, flooding, heritage or other controls. This land is often considered undevelopable for sensitive land uses, such as residential dwellings and is integrated into the open space network.

Camden's *Dedication of Constrained Lands Policy P4.0253.1* is the guiding policy and aims to ensure where appropriate and subject to satisfactory demonstration of public benefit. Land burdened by a transmission easement may be considered as an extension to existing or planned public open space, where the restrictions do not compromise the recreational value of the open space, particularly for active open space.

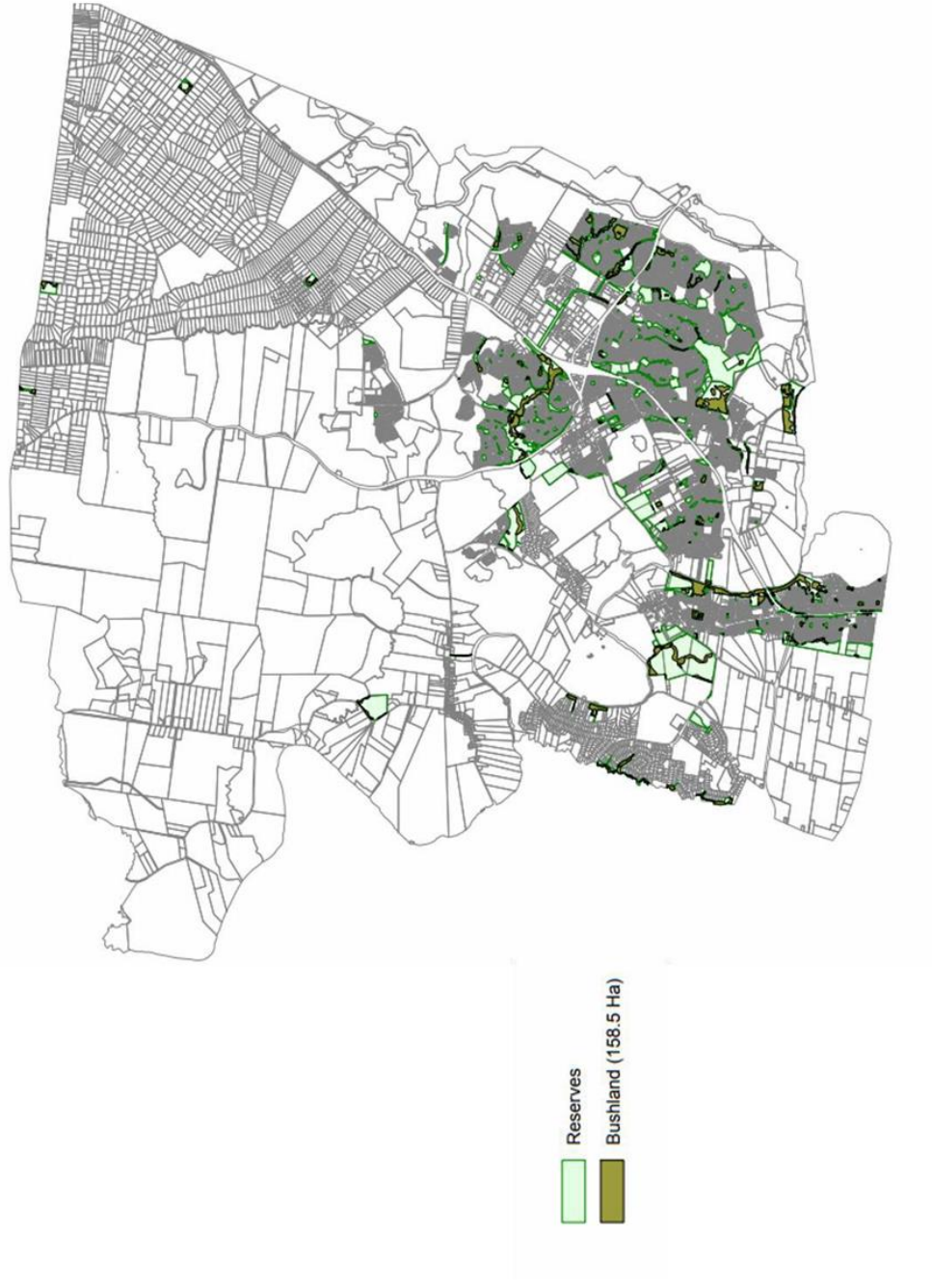


Picture 9 – Encumbered Open Space, Camden South



Picture 10 – Encumbered Land River Road, Elderslie

FIGURE 7 – BUSHLAND AREAS IN CAMDEN LGA.



Source: Camden Council

11.4. CAMDEN LGA BENCHMARKING ANALYSIS

The following analysis is based on the current industry standard of 2.83 hectares per 1000 people for open space and recreation (including passive and active) in Camden LGA.

11.4.1. All Open Space

Based on the Council GIS database of all Council owned and managed land, the Camden LGA currently has a surplus of open space. However, the standard approach to calculating open space does not consider land capability. Large areas of Camden LGA's open space network are natural areas. These areas are important for their aesthetic and environmental values, but they provide limited opportunities for recreation. Camden LGA's open space network is also impacted by encumbered land such as drainage areas and flooding, and this impact is not considered in the standard benchmarking approach.

Table 22 – Open Space Benchmarking – All Open Space

	2016	2026	2036
Population	80,477	161,448	233,950
Provision (hectares)	961	961	961
Benchmark demand based 2.83 hectares: 1,000 people	222	457	662

11.4.2. Community Perceptions

The results of community consultation highlighted open space in Camden LGA was valued as important areas for children to play and for its natural beauty. However, there was a desire for improvement in the quality of open space, particularly providing supporting infrastructure including toilets, seating, lighting and walking paths.

11.5. DISTRICT BENCHMARKING ANALYSIS

As discussed in Section 9, this Strategy uses three planning districts to analyse the population trends and associated community needs within Camden LGA. The following section provides an analysis of the expected open space demand for each district within Camden LGA based on Council's GIS database of all open space land, as at June 2019. This analysis is based on the Growth Centres Development Code of 2.83 hectares per 1,000 people for open space and recreation.

11.5.1. Rural District

The Rural District currently has a surplus of open space which will be maintained as the population grows. Only Neighbourhood open space is contained within the district, with Cut Hill Reserve being the only significant area of open space which can facilitate sport and recreation.

While there is a surplus, the district lacks a diverse and well-connected network of open space. The absence of more areas of dedicated open space throughout the area reflects the Rural District's small population and semi-rural lifestyle where residents live on their own parcel of land.

However, with the confirmation of the Aerotropolis, it is anticipated there will be further growth in the northern part of the Rural District. This is likely to impact on the need for a more distributed network of open space in the future, as potential incoming residents are unlikely to be living on large parcels of land. Focus should also be applied on embellishing existing Neighbourhood open space, particularly Cut Hill Reserve, to meet the needs of the future population.

Table 23 – Rural District Benchmarking

	2016	2026	2036
Population	5,611	6,356	6,311
Provision (hectares)	42	42	42
Benchmark demand based 2.83 hectares: 1,000 people	16	18	18
Shortfall (-) or Surplus (+) hectares	+26	+24	+24

11.5.2. Established District

The Established District currently has a significant surplus of open space and will continue to be in surplus by 2036. The Established District has the largest (active and passive) open space provision within the LGA, containing approximately 71% of all open space in Camden LGA.

The Established District contains a network of open space which is distributed across Neighbourhood, Local and Regional level open space. Notably, only the Established District contains Regional level open space within the LGA which includes Camden Bicentennial Equestrian Park.

Table 24 – Established District Benchmarking

	2016	2026	2036
Population	63,110	84,293	82,661
Provision (hectares)	686	686	686
Benchmark demand based 2.83 hectares: 1,000 people	179	239	234
Shortfall (-) or Surplus (+) hectares	+507	+447	+452

11.5.3. Growth District

The Growth District will have a shortage of open space by 2026 which will increase by 2036. The Growth District is expected to have the largest deficit of open space in the Camden LGA.

Currently, the Growth District contains Neighbourhood and Local open space. As the most culturally diverse district in the Camden LGA, it is expected there will be a demand to provide open space which can cater for large family gatherings as well as sports fields which can accommodate non-traditional sports.

In anticipation of the smaller backyard sizes associated with new residential development, there will be an increasing demand to maintain a network of connected Neighbourhood and Local open space which extends through the district. This demand is likely to be most prominent around the Leppington Precinct, where high density residential development is expected around the train line.

Table 25 – Growth District Benchmarking

	2016	2026	2036
Population	11,292	39,919	85,887
Provision (hectares)	57	57	57
Benchmark demand based 2.83 hectares: 1,000 people	32	113	243
Shortfall (-) or Surplus (+) hectares	+25	-56	-182

12. ANALYSIS OF RECREATION SPACES

12.1. ABOUT RECREATION SPACES

'The right to play' is recognised by the *UN Convention of the Rights of Children* and while play is most often associated with younger people, it is an important part of life.

The recreation spaces included in this Strategy are Council owned or managed recreation spaces, sports courts, sports fields, off leash dog parks and specialised recreation spaces such as [pools](#), skate parks and BMX tracks.

12.2. CURRENT PROVISION

As at June 2019, Council owns and/or manages a network of 93 playspaces (a play space that includes one or more of the play components listed in **Table 26** would still be considered one play space).

Distribution of playspaces in the Camden LGA are focused in the historic population centres in the Established District, with very limited provision in the Rural District. Most recreation spaces are traditional playspaces, sports fields, sports courts and a small number of 48 specialised play experiences such as BMX Facility and Skate Park at Kirkham Park. Examples of these facilities are shown in **Picture 11-16**.

A number of new playspaces are proposed within residential developments in the Growth Districts.

Table 26 shows a breakdown by facility type and Figure shows the distribution of existing and confirmed future facilities in the Camden LGA.

Table 26 – Summary of Provision

Hierarchy	Existing provision
Off leash dog parks	5
Playspaces	93
Skate parks	2
BMX bike tracks	1
Sports courts	75
Sports fields	55
Pools & Leisure Centres	2

12.3. COMMUNITY PERCEPTIONS

'A place for children to play' was rated as the most valued aspect of playspaces for residents in the Camden LGA. This is reflective of the family demographic in the Camden LGA.

Playspaces, followed by outdoor sportsgrounds/fields were also identified as the highest priority for future investment to support a liveable Camden LGA.

FIGURE 8 – PLAYSACES IN CAMDEN LGA



Picture 11 – Belgenny Reserve



Picture 12 – Fairfax Reserve, Harrington Park



Picture 13 – Birriwa Reserve Outdoor Youth Space



Picture 14 – Julia Reserve



Picture 15 – Harrington Park Lake

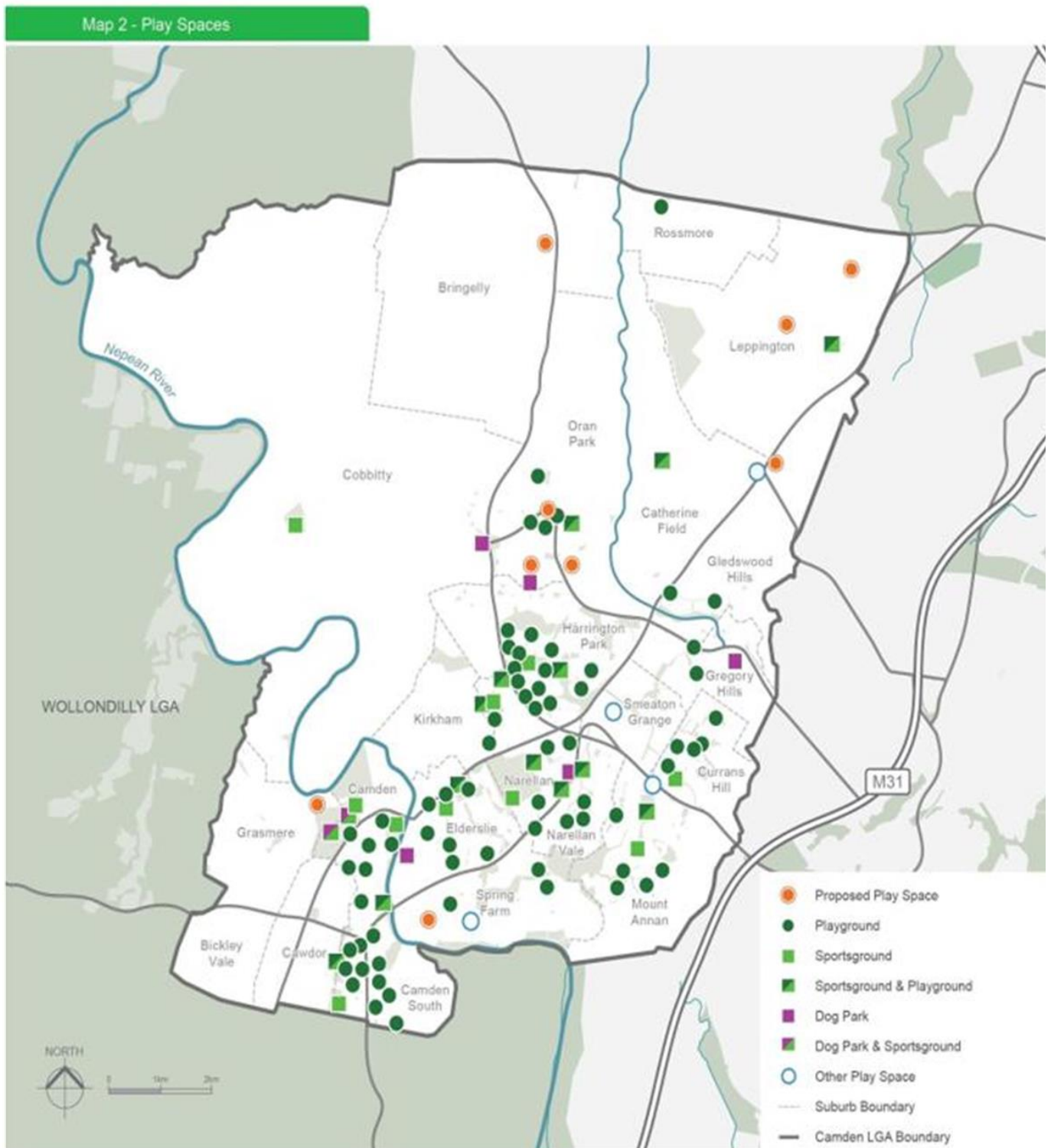
Source: Camden Council



Picture 16 – Curry Reserve

FIGURE 9 – EXISTING AND PROPOSED PLAYSPACES

Camden Spaces & Place Strategy Maps - 11 June 2020



12.4. OFF-LEASH DOG PARKS

Off-leash dog parks are designated fenced areas where dogs can be exercised off the leash. Regular off-leash exercise helps dogs relieve boredom and release energy. It may also reduce unwanted behaviour such as excessive barking.

Dog ownership in Camden LGA is increasing. In November 2010 there were 15,000 dogs registered in Camden LGA which increased to 32,000 in June 2019, representing a 113% growth. By 2040 Council anticipates there may be approximately 4,500 dogs registered annually⁵. A review of the maintenance schedule and consultation with Council indicates that the existing off leash areas are well used.

The Growth and Emerging Districts are expected to generate the most immediate demand for dog off leash areas due to its significant population growth and anticipated smaller housing typologies.

12.4.1. Benchmarking analysis

There is no generally accepted benchmark for off-leash dog parks. The *Companion Animals Act 1998* states there must always be at least one public place in the area of a local authority that is off leash area.

In general, most councils used a community survey to determine the need/location of dog parks in the area and did not have a specified benchmark.

Table 27 – Off-leash dog ownership benchmarks comparison.

Council/policy	Approach to benchmarking provision
Parramatta City Council	1 park: 50,000 people
City of Newcastle	1 park: 5,000-10,000 people
City of Rockingham (WA)	1 park: 35,000 residents 1 park: 6,000 dogs
Blacktown City Council	1 playing field: 18,000 people. 1 park: 20,000 people
Penrith City Council	1ha/1,000 residents

The existing off-leash dog areas are well used and there is more demand for Council to provide this type of facility. Based on Camden LGA's expected increase in population and dog ownership, this Strategy recommends adopting a benchmark of 1: 16,000 people. This benchmark reflects Council's preference for a greater provision of off-leash dog areas to meet demand.

Based on the information above, Camden LGA currently has a deficit of off-leash dog areas which will increase, resulting in an expected shortfall of 7 off-leash areas by 2036. Based on the current distribution and findings from the Camden Recreation Demand Study, 2014, it is recommended that future provision is provided for in the Growth Districts.

⁵ Camden Recreation Demand Study, 2014

Table 28 – Off-leash dog parks benchmarking for the Camden LGA.

	2016	2026	2036
Population	80,477	161,448	233,950
Provision	5	9	9
Provision ratio	1:16,095	1:23,064	1:25,994
Benchmark demand based on 1 off-leash dog park: 12,000 people	5	10	19
Shortfall (-) or Surplus (+)	0	-1	-10

12.5. PLAYSPACES

A playground can be defined as an area with play equipment that encourages one or more types of play. It also encompasses the surrounding infrastructure, including soft fall surfaces, shade structures, fencing and seating for parents and carers, which are important aspects that influence the overall experience and useability of a playground.

12.5.1. Playground Requirements

Playspaces are a positive environment for a child's learning and development. However, with any environment intended for children it is important to effectively manage risk in the planning and design stages. There are a range of Australian Standards that apply to the design, management and maintenance of playspaces, including:

- Australian Standard AS 4685 Playground equipment and surfacing
- Australian Standard AS 4422: Playground surfacing - Specifications, requirements and test method
- Australian Standard AS 1428: Design for access and mobility

Other policies that guide playground planning and design in Camden include:

- Camden Disability Inclusion Action Plan (DIAP) 2017-2021
- Camden Open Space Design Manual
- Camden Children and Families Strategy 2018- 2021

12.5.2. Current Provision

Generally, playspaces in Camden LGA are co-located with areas of passive and active open space and the distribution is concentrated in Established District and more developed sections of the Growth Districts. A list of playspaces can be found in **Appendix F**.

Analysis of the existing playspaces in Camden LGA indicates that many playspaces in the Established District provide similar play opportunities that are generally limited to younger children, with basic equipment and little supporting embellishment or facilities.

There are a limited number of specialised play experiences such as skate parks, adventure playspaces, BMX tracks. However, there has been recent investment to upgrade several playspaces to provide spaces for broader age groups.

Accessible play equipment is provided at Birriwa Reserve Mount Annan and Merino Reserve Elderslie. Curry Reserve and Dawson Park also have wheelchair accessible play equipment and change facilities including an adult change hoist. Curry Reserve and Dawson-Damer Park are Changing Places accredited facilities.

Utilisation data for playspaces is not currently available and an audit to provide this data and comprehensively assess playground across the LGA is recommended.

12.5.3. Community Perceptions

Consultation findings indicated that there was a desire to improve play experiences in the older parts of Camden and to provide spaces for older children and teenagers as well young children. There was also a focus on designing playspaces to be safe for young children, including fenced in areas and be accessible for people with a disability.

12.5.4. Benchmarking Analysis

There has been a historic practice in Camden LGA and other Regional LGAs of providing smaller playspaces with within walking distance of all residences. This has resulted in a high level of provision compared to other LGAs but with limited recreational value and duplication of play experiences.

The Camden Contribution Plan identifies the need for a more contemporary approach to playground provision, with Council seeking to provide higher quality facilities with a greater range of play experiences on fewer sites. The Camden Contribution Plan uses the benchmark of 1 playground: 1,200 people.

Based on the analysis of other LGAs and the trend towards fewer but larger playspaces it is recommended that Council adopt a hierarchy of 1 playground: 2,000 people.

The Camden LGA also exceeds this benchmark and will continue to have a surplus of provision in 2026. Therefore, the focus in the short – medium term should be on improving diversity and equity of play experiences and creating a network of playspaces across the LGA. By 2036 there will be a shortfall of 12 playspaces and there will be need in the medium to long-term to focus on increasing provision.

Table 29 – Playspaces Provision Comparison Table

LGA name	No. of facilities	2016 population	Provision ratio
Camden	91	80,477	1: 884 persons
Campbelltown	103 (95 fully public playspaces and 8 located in facilities or buildings)	157,006	1: 1,524 persons
Liverpool	96	204,236	1: 2,127 persons
Penrith	140	196,066	1: 1,400 persons
Blacktown	295	336,962	1: 1,142 persons

Table 30 – Playspaces Benchmarking for the Camden LGA

	Current	2026	2036
Population	80,477	161,448	233,950
Provision	91	95	105
Provision ratio	1:884	1: 1,700	1: 2,228
Benchmark demand based on 1 playground: 2,000 people	40	81	117
Shortfall (-) or Surplus (+)	+51	+14	-12

12.6. SPORTSGROUNDS

Council owns and/or manages a network of 25 sportsgrounds, which provide 75 sports courts and 55 sporting fields. Specialised equestrian and aquatic facilities are also provided through Council management systems or contracts. The following section provides an analysis of the sports courts and sports fields provided at the 25 sportsgrounds in the LGA.

Appendix G shows a breakdown of the sportsgrounds.

People aged 15-17 years have the highest participation rate in sport and physical recreation and involvement in organised sport, while as the population ages participation declines. Camden is expected to see the highest growth in pre-school and school aged children across the Western District, particularly in the Growth and Emerging Districts.

12.6.1. Community Perceptions

Consultation findings indicate that active open space is well used across the LGA and there is demand for increased provision and higher-level sports fields to meet the required standards for senior competitions or large finals.

Despite broader participation trends indicating a decline in organised sports in favour of walking and cycling, sports clubs in Camden LGA report an increase in membership and anticipates this growth to continue.

12.6.2. Multisport Hardcourts

Multisport courts are a key element and support the provision of a variety of recreation activities in open space areas. They will be typically located to compliment playspaces and parks. This strategy proposes an additional provision of multi-sport courts in addition to traditional sports courts.

12.6.3. Sports Courts

The recent opening of the Stage 1 of the Narellan Sports Hub has added to this significantly, providing 30 netball courts, with an additional 14 planned in stage 2.

There has also been a recent addition of 2 multi-use indoor sports courts at Mount Annan Leisure Centre and there are 4 planned for the Oran Park Leisure Centre. Indoor courts, as part of larger multipurpose leisure and recreation centres are becoming increasingly popular due to increased utilisation rates. Indoor courts offer extended hours of use, they are not impacted by wet weather and offer great convenience for users.

12.6.4. Benchmarking

The Camden Contributions Plan provides a benchmark of 1 outdoor sports court: 1,075 people. Camden's provision currently meets this planning benchmark with 1 court: 1,073 people. The Contributions Plan is under review however a more appropriate benchmark is 1 court: 2,000 people which is more consistent with other LGAs, as shown in **Table 31**. Camden is also expected to experience a very high level of growth in school aged children, who typically have the highest level of participation in organised sports.

Based on the benchmark of 1:2,000 there will be enough courts by 2026, however there will be a shortfall by 2036. Currently most courts are provided for only two sports (tennis and netball) and demand for additional courts for other sports, should be monitored and conversion to multi-purpose sports considered to provide facilities for a broader range of user groups.

Historic provision of courts generally focused on providing individual courts across local suburbs. Future provision of courts in Camden LGA should focus on locating multiple courts in larger facilities in key population centres to maximise capacity and usability.

Table 31 – Comparison of Sports Court Provision

LGA	No of playing courts	Provision ratio
City of Sydney	91 ⁶	1: 2,179
Ryde	51	1: 1,944
Liverpool	64 ⁷	1: 3,193
Campbelltown	68 ⁸	1: 2,309

Table 32 – Benchmarking Analysis of Sports Courts

	Current	2026	2036
Population	80,477	161,448	233,950
Provision	75	88	88
Provision ratio	1: 1,073	1:1,993	1:2,659
Benchmark 1 court: 2,000 people	40	81	117
Shortfall (-) or Surplus (+)	+35	+7	-29

12.6.5. Sports Fields

Council currently manages 25 sportsgrounds with 55 sporting fields⁹, catering for an increasing number of sporting codes, including AFL, rugby league, rugby union, soccer, baseball and general-purpose fields. There are 36 additional fields being proposed to be provided as a part of the new urban development.

The provision of sports fields has moved away from the provision of single fields and the industry approach is to avoid planning for single playing fields unless they are a Regional level facility. There is also consideration of synthetic fields that can be used in all seasons.

12.6.6. Benchmarking

There is no industry accepted benchmark for sports field provision and different LGAs apply different standards, including a sporting code specific and overall provision approach.

The Camden Contributions Plan provides a benchmark of 1 sports field: 1,850 people. It is recommended that this benchmark is maintained and that ongoing consultation with sporting organisations is undertaken to assess code-based demand in the LGA.

Camden currently exceeds this planning benchmark with 1 field: 1,463 people and with the planned 36 additional fields the planning benchmark of 1 sports field: 1,850 people will be achieved in 2026. However, if there are no other additional sporting fields by 2036 there will be a shortfall of 35 sports fields. Additional active open space provision will be required to address this shortfall in the Growth District. The development of the Sportsground Strategy document identifies shortfalls in current provision and planning for future locations.

Table 33 – Benchmarking Analysis of Sports Fields

	Current	2026	2036
Population	80,477	161,448	233,950
Provision	55	91	91
Provision ratio	1:1,463	1:1,774	1:2,571
Benchmark 1 field: 1,850 people.	44	87	126
Shortfall (-) or Surplus (+)	+11	+4	-35

⁶ City of Sydney Open Space, Sports and Recreation Needs Study 2016 – includes provision of City and other agencies.

⁷ Liverpool Recreation, Open Space and Sports Strategy 2017 – includes Tennis, hockey and netball courts.

⁸ Campbelltown Sport & Recreation Strategy (2016-2036) – includes consideration of tennis and netball.

⁹ Camden Recreation Demand Study 2014.

13. IMPLEMENTATION PLAN

The following section provides an implantation plan for the provision of open space, recreation and community facilities in the Camden LGA.

The implementation plan includes:

- population benchmarks that would trigger consideration for provision of an asset. These are intended as a guide only and an ongoing assessment of community need is critical.
- recommendations to plan for the needs of the current and future population.
- funding mechanisms for upgrades, embellishment and new facilities.

13.1. RECOMMENDATIONS

The following recommendations are based on the identified needs arising from research and analysis undertaken for this Strategy, as well as building on the findings from a range of other key plans prepared for Council.

The Strategy recommendations are structured according to the following criteria:

Type of social infrastructure: open space, community facilities, aquatic and recreation spaces

Geography: LGA wide and planning districts.

Priority: Indicative timeframes for implementation are provided according to the following:

- Short-term: 6 months - 5 years.
- Medium-term: 5 - 10 years.
- Long-term: 10 - 20 years.
- Ongoing: continuous action.

All recommendations will require ongoing monitoring to respond to changes in the local context.

13.2. COMMUNITY FACILITIES

13.2.1. Benchmarks

The following have been identified for future planning of community facilities in the Camden LGA.

Table 34 – Community Facilities Adopted Benchmarks

Facility	Benchmark	Notes
Library	1 library: 40,000 people	Regional Infrastructure Plan
Community Centre	1 community centre: 20,000 people	Regional Infrastructure Plan
Civic/cultural Centre	1 civic/cultural centre: 30,000 people	Regional Infrastructure Plan

13.2.2. Recommendations

Table 35 - Community Facility Recommendations.

Recommendation	Relevance	Delivery
All facilities		
1. Prepare a Community Facilities Strategic Master Plan to: <ul style="list-style-type: none"> provide current and projected spatial distribution of community facilities by type provide for an integrated network of multi-purpose community facilities in key population/activity centre ensure new facilities are designed to meet current best practice and community needs 	Camden LGA	Short-term
2. Develop a marketing plan and online booking system that shows availability to utilise the existing capacity of community facilities.	Camden LGA	Short-term and ongoing
3. Ensure that all future community facilities are accessible and inclusive for people with a disability and prioritise upgrades to improve accessibility in existing Regional and Neighbourhood facilities.	Camden LGA	Ongoing
4. Regularly review fees and hiring charges to ensure equity of access for all user groups and to meet community expectations.	Camden LGA	Ongoing
5. Seek opportunities to improve equity and access to community facilities through development of a community facilities policy.	Camden LGA	Short-term and ongoing
Civic/cultural centre		

Recommendation		Relevance	Delivery
6.	Implement the short-term recommendations from the Camden Civic Centre study to improve utilisation.	Established District	Short-term
7.	Investigate provision of affordable performance space for dance and other performance-based community activities within future community facilities or through partnerships with other agencies or providers.	Camden LGA	Ongoing
8.	Undertake a study of cultural/performance facilities within the Camden LGA.	Camden LGA	Ongoing
9.	Integrate cultural/civic centre facilities into all future library developments to supplement the Camden Civic Centre.	Camden LGA	Ongoing
Libraries			
10.	Review and update the Library Strategic Plan	Camden LGA	Short Term

Community centres/halls/clubrooms			
11.	Consult with Scouts Australia to review lease/hire arrangements of Scout Halls to provide access for the broader community and increase capacity of the existing network of community facilities.	Camden LGA	Medium-term
12.	Include asset condition of Scout Halls on the asset management database and prioritise investment that will improve broader community use and consider upgrades.	Camden LGA	Short-term
13.	Prioritise the provision of Regional and Neighbourhood level community centres that provide facilities and services for multiple user groups.	Camden LGA	Ongoing
14.	Consider opportunities to consolidate smaller community centres, scout halls and club rooms that are in close proximity in order to fund upgrades or new facilities.	Camden LGA	Ongoing

13.3. HIERARCHY

This Strategy recommends the following hierarchy for planning and designing community facilities, as outlined in **Table 36**.

Table 36 - Hierarchy of Provision of Community Facilities.

Regional Community Facility
<ul style="list-style-type: none"> • A large facility or group of buildings that provide a range of high-quality spaces and services to meet the needs of a broad range of ages or interest groups • Located in an activity centre and accessible through a range of transport modes, including public transport, private vehicles and active transport • Have a permanent staff presence and may provide space for lease to community organisations and service providers • Provide high-level programmes, services and events to the wider community • Provides a destination for community gathering, celebration and plays a culturally significant role within the wider community • Catchment of approx. 40,000 people
Local Community Facility
<ul style="list-style-type: none"> • Multi-purpose facility that provides flexible spaces for activities and programs • Space available for lease or through a licensing arrangement to Local service providers • Co-located with other community services and facilities • Provide a basis for community involvement and development of social networks • Provides a place for social interaction and enhances the liveability of the surrounding community • Catchment of around 20,000 people

Neighbourhood Community Facility

- Basic buildings that are generally not staffed and are used mostly on a regular hirebasis
- Provide spaces for Neighbourhood programs and activities such as playgroup, dance classes and parties
- Co-located with open space, play space, sportsgrounds or schools
- Catchment of around 10,000 people

13.4. OPEN SPACE

13.4.1. Benchmarks

The following have been identified for future planning of open space in the Camden LGA.

Table 37 – Open Space Adopted Benchmarks

Facility	Benchmark	Notes
Total open space (active and passive)	2.83 ha: 1,000 people	Growth Centres Development Code.

13.4.2. Recommendations

Table 38 - Open Space Recommendations.

Recommendation	Relevance	Priority
1. Prepare an Open Space Strategic Masterplan to provide current and projected open space distribution plan by hierarchy. This should include recommendations to inform future new open space, upgrades, acquisitions and consolidations.	Camden LGA	Medium- term
2. Ensure that any proposals for dedication of open space (active/passive) are consistent with the requirements of this Strategy.	Camden LGA	Short- term
3. Adopt agreed and consistent definitions for open space in all strategies, plans and policies in line with the hierarchy outlined in this Strategy.	Camden LGA	Short- term
4. Monitor the release of the Government Architect's draft Open Space for Recreation toolkit to support the Greener Places draft policy.	Camden LGA	Short- term
5. Investigate potential of open space areas as a means of funding ongoing costs of land management through Biodiversity Stewardship Agreements.	Camden LGA	Medium- term

6.	Publish a generic plan of management for all areas of public open space, where a site-specific plan does not apply, in line with the requirements of the Local Government Act. Consider site specific plans for all Regional and Local open space.	Camden LGA	Short- term
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	Recommendation	Relevance	Priority
7.	Investigate areas for future open space provision to meet projected population growth and monitor demand generated by proposed new developments	Camden LGA	Ongoing
8.	Investigate opportunities to improve community access to active open space through shared use of other assets.	Camden LGA	Medium-term
9.	Where relevant and appropriate, prioritise provision of open space along the South Creek corridor riparian corridors in line with Western City District Plan Priorities.	Camden LGA	Ongoing
10.	Prepare a Facilities Renewal Plan	Camden LGA	Short-term
11.	Consider upgrades to Cut Hill Reserve to provide quality passive open space that supports social interaction and low-impact recreation for an aging population.	Rural District	Medium-term
12.	Prioritise the development of a network of open space, including Regional, Local and Neighbourhood open space.	Growth District	Ongoing
13.	Ensure all upgrades and new open spaces projects are designed in accordance with any relevant policy or manual adopted by council.	Camden LGA	Ongoing

13.4.3. Hierarchy

This Strategy recommends the following hierarchy for planning and designing open space, as outlined in **Table 39**. For design standards refer to the Camden Open Space Design Guideline.

Table 39 - Hierarchy of Provision of Open Space

Regional Open Space
<ul style="list-style-type: none"> • A large area or unique area of open space that can incorporate a range of open space settings; • Offers a diverse range of activities and can accommodate concurrent uses, including active and passive recreation; • Attracts planned visitors from outside of Camden LGA; • Encourages long stays and requires a high level of facilities for large groups of people, such as on-site car parking, walking paths, accessible public toilets, picnic areas, shelters, BBQ areas, rubbish bins and seating; • Easily accessible by a range of transport modes, including public transport, private vehicles and active transport; • Incorporates wayfinding and interpretive signage and other place-making initiatives; • Potential to integrate commercial uses including cafes and accommodation; and • Greater than 10 hectares.

Local Open Space

- Caters for passive and active recreation;
- Co-located with other facilities and services'
- Encourages longer visits and provides supporting facilities such as shade cover, seating, bathrooms and on-site parking;
- Accessible by a range of transport modes;
- Potential to incorporate low-intensity commercial uses, such as a kiosk; and
- Usually 1.5 - 10 hectares, with the upper limit size preferred.

Neighbourhood Open Space

- Caters for passive recreation and small social activities;
- Good pedestrian and cycle access and with limited on-street parking;
- Minor landscaping with open grass areas;
- Basic facilities, such as shade cover and seating to support frequent but short visits; and
- Usually between 0.5 – 1.5 hectares.

13.5. ENCUMBERED OR CONSTRAINED LAND

Council will be required to consider a range of lands that are subject to encumbrances and other constraints. Councils Dedication of Constrained Land Policy P4.0253.1 provides guidance in this respect. In addition, land which falls into the following categories will not be accepted as Local or Regional open space:

- Is less than 30 metres in width;
- Provides for the Regional needs of the community;
- Is provided for a non-recreational purpose, including noise attenuation buffers, estate entrances; and
- Has more than 30% of the open space area encumbered by a secondary use function, such as drainage, environmental protection, heritage, infrastructure easements or flood prone land (1:100 ARI).

Council may accept land burdened by transmission easements as public open space where appropriate and subject to satisfactorily demonstrating public benefit and only in accordance with other relevant Council policy.

13.6. RECREATION SPACES

13.6.1. Benchmarks

The following have been identified for future planning of recreation spaces in the Camden LGA.

Table 40 – Adopted Recreation spaces Benchmarks

Facility	Benchmark	Notes
Playspaces	1 playground: 2,000 people	Based on benchmarking study
Off-leash dog parks	1 off-leash dog park: 16,000 people	Based on consultation with Council and benchmarking study
Multisport courts	1 court: 3000 people	Based on consultation with council and benchmarking study
Sports courts	1 court: 2,000 people	Camden Contributions Plan
Sportsground	1 sportsground: 1,850 people	Camden Contributions Plan

13.6.2. Recommendations

Table 41 - Play Space Recommendations

Recommendations	Relevance	Priority
All facilities		
1. Prepare a Playspace Strategy	Camden LGA	Short Term
2. New playspaces are consistent with the requirements of this Strategy and any other plan or document adopted by council.	Camden LGA	Short-term
3. Adopt agreed and consistent definitions for recreation spaces in all strategies, plans and policies in line with the hierarchy outlined in this Strategy.	Camden LGA	Short-term
4. Identify and prioritise where supporting infrastructure can be provided in line with the provision hierarchy outlined through this Strategy.	Camden LGA	Short-term
Playspaces & Multisport Courts		
5. Conduct an audit of playspaces in consultation and consider consolidation of playspaces that have limited recreational value.	Camden LGA	Short-term
6. Ensure that all future Regional and Local playspaces are accessible and inclusive for children with a disability.	Camden LGA	Ongoing

Recommendations		Relevance	Priority
7.	Identify opportunities to provide a Regional level playground and specialised playspaces in the Growth District, to support high levels of growth in families with children in these areas.	Growth District	Medium-term
Off-leash dog parks			
8.	Conduct community consultation to understand community preferences and confirm the level of provision for future off-leash dog parks.	Camden LGA	Medium
9.	Investigate areas for future off-leash dog parks in the Growth District, where significant population growth and smaller housing typologies are expected.	Growth District	Ongoing
Sports fields and sports courts			
10.	Monitor trends in recreation at a Local and state level and the need to cater for emerging sports, such as baseball.	Camden LGA	Short-term
11.	Ensure all upgrades and new playground and sportsground projects are designed in accordance with Councils Open Space Design Manual.	Camden LGA	Ongoing
12.	Investigate shared-use arrangements with local schools or other private providers to service the existing shortfall in playing courts and sports fields.	Camden LGA	Short-term and ongoing
13.	Consider the needs of culturally and linguistically diverse (CALD) communities in the design of sporting facilities,	Growth District	Ongoing

13.6.3. Hierarchy

This Strategy recommends the following hierarchy for planning and designing playspaces, as outlined in Section 13.3. For standard layout and size requirement of sportsgrounds, refer to the Camden Open Space Design Guidelines.

Table 42 - Hierarchy of Provision of Playspaces

Regional Recreation Space
<ul style="list-style-type: none"> • A destination that offers a unique or high-level recreational experience. • Attracts organised or planned journeys and visitation from outside of Camden LGA. • Encourages visits for several hours and requires high level facilities and services such as car parking, paths, public toilets, BBQs, drinking fountain, picnic shelters, rubbish bins and seating areas. • Suitable for all age groups and all abilities. • Located near open space, recreation facilities.

- Easily accessible by a range of transport modes, including public transport, private vehicles and active transport.
- Located in areas of unencumbered land with amenity and recreational value.

Local Recreation Space

- Caters for a wide range of recreation and play activities and ages and may be co-located with other facilities.
- Encourages visits for one to two hours, provides a high level of amenity and may include seating, shade, bins and picnic tables, public toilets, drinking fountain and parking.
- Local sporting facilities cater for senior and junior competition with a minimum of 4 fields configuration.
- Located in areas of unencumbered land.
- Suitable for more than one age group as well as parents and carers.

Neighbourhood Recreation Space

- Caters for social activities and play and organised sporting activities.
- Good pedestrian and cycle path accessibility.
- Offers passive and low-key recreation opportunities such as seating and landscaping.
- Generally, caters for younger children and their parents/carers.
- Minor landscaping with open grass areas for free play and ball games.
- Caters for frequent but short visits of up to one hour.
- Small, usually between 1- 5ha.
- Located in areas of unencumbered land.

13.7. FUNDING

The delivery of spaces and places requires a commitment of funding and resources as well as the establishment of partnerships and attainment of grant funding. Funding opportunities include:

- Council revenue – operational and capital budgets;
- Developer contributions in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 which can be monetary contributions, land dedication or agreed embellishments/works of material public benefit in lieu, in accordance with adopted Section 7.11 Plans;
- Government grants and subsidies;
- Community grants;

13.8. IMPLEMENTATION, MONITORING AND EVALUATION

The monitoring and evaluation plan will be used to assess and evaluate progress over time against the recommendations in this strategy.

Recommendation	Performance Indicator	Timeframe	Responsibility	Status
All facilities				
1.	<p>Prepare a Community Facilities Strategic Master Plan to:</p> <ul style="list-style-type: none"> provide current and projected spatial distribution of community facilities by type provide for an integrated network of multi-purpose community facilities in key population/activity centre ensure new facilities are designed to meet current best practice and community needs 	Short	Sport and Community Services	
2.	Develop a marketing plan and online booking system that shows availability to utilise the existing capacity of community facilities.	Short-term and ongoing	Public Affairs Technology and Information Management Solutions	
3.	Ensure that all future community facilities are accessible and inclusive for people with a disability and prioritise upgrades to improve accessibility in existing Regional and Local facilities.	Ongoing	Assets and Design Services	
4.	Regularly review fees and hiring charges to ensure equity of access for all user groups and to meet community expectations.	Ongoing	Sport and Community Services	

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Recommendation	Performance Indicator	Timeframe	Responsibility	Status
5. Seek opportunities to improve equity and access to community facilities through development of a community facilities policy.	Memorandum of Understanding with a range of government and community partners developed	Short-term and ongoing	Sport and Community Services	
Civic/cultural centre				
6. Implement the short-term recommendations from the Camden Civic Centre study to improve utilisation.	Utilisation rates are increased based on recommendations from the Camden Civic Centre study	Short-term	Economic Development and Activation	
7. Investigate provision of affordable performance space for dance and other performance-based community activities within future community facilities or through partnerships with other agencies or providers.	A report with recommendations developed based on data collected on current affordability of performance spaces within the LGA	Ongoing	Sport and Community Services	
8. Undertake a study of cultural/performance facilities within the Camden LGA.	A study report of cultural and performance facilities within the LGA	Medium-term	Sport and Community Services	

Recommendation	Performance Indicator	Timeframe	Responsibility	Status
9.	Integrate cultural/civic centre facilities into all future library developments to supplement the Camden Civic Centre.	A broad framework of libraries as community hubs established	Ongoing	Economic Development and Activation /Sport and Community Services
Libraries				
10.	Review and update the Library Strategic Plan	Current strategic plan for library services reviewed and updated	Short Term	Sport and Community Services
Community centres/halls/clubrooms				
11.	Consult with Scouts Australia to review lease/hire arrangements of Scout Halls to provide access for the broader community and increase capacity of the existing network of community facilities.	A Memorandum of Understanding with Scouts Australia established to address	Medium-term	Finance and Property
12.	Include asset condition of Scout Halls on the asset management database and prioritise investment that will improve broader community use and consider upgrades.	Asset condition of the Scouts Hall is reviewed, and the Memorandum of Understanding is	Short-term	Assets and Design Services / Finance and Property
13.	Prioritise the provision of Regional and Local level community centres that provide a higher level of facilities and services for multiple user groups.	A Regional facilities mapping conducted to provide a hierarchy of priorities	Ongoing	Contribution Planning

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14.	Consider opportunities to consolidate smaller community centres, scout halls and club rooms that are in proximity in order to fund upgrades or new facilities.	A consolidation plan developed for existing community facilities	Ongoing	Assets and Design Services / Finance and Property	
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Recommendation	Performance Indicator	Timeframe	Responsibility	Status
14. Prepare an Open Space Strategic Masterplan to provide current and projected open space distribution plan by hierarchy.	An Open Space Strategic Masterplan developed	Medium-term	Strategic Planning / Sport and Community Services	
15. Ensure that any proposals for dedication of open space (active/passive) are consistent with the requirements of this Strategy.	Reference to the strategy made in future open space provisions	Short-term	Sport and Community Services	
16. Adopt agreed and consistent definitions for open space in all strategies, plans and policies in line with the hierarchy outlined in this Strategy.	Consistency of definitions maintained in line with the strategy	Short-term	Sport and Community Services	
17. Monitor the release of the Government Architect's draft Open Space for Recreation toolkit to support the Greener Places draft policy.	Toolkit adopted to inform Greener places draft policy	Short-term	Sport and Community Services	
18. Investigate potential of open space areas as a means of funding ongoing costs of land management through Biodiversity Stewardship Agreements.	A report developed outlining the approach	Medium-term	Open Space and sustainability	
19. Publish a generic plan of management for all areas of public open space, where a site-specific plan does not apply, in line with the requirements of the Local Government Act. Consider specific plans for Regional-Local open space.	A comprehensive Plan of Management Developed	Short-term	Sport and Community Services	
20. Investigate areas for future open space provision to meet projected population growth and monitor demand generated by proposed new developments e.g. Cawdor	Scope a study to address future open space provisions	Ongoing	Sport and Community Services	

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Recommendation	Performance Indicator	Timeframe	Responsibility	Status
21. Investigate opportunities to improve community access to active open space through shared use of other assets.	An audit of the current usage patterns of open space is conducted	Medium-term	Sport and Community Services	
22. Where relevant and appropriate, prioritise provision of open space along the South Creek corridor riparian corridors in line with Western City District Plan Priorities.	South Creek is prioritised in line with the strategic priorities	Ongoing	Sport and Community Services / Contributions Planning	
23. Prepare a Facilities Renewal Plan	Facilities Renewal Plan developed	Short-term	Assets and Design Services / Sport and Community Services	
24. Identify opportunities for permanent/temporary commercial development in Regional/District open space areas to provide funds for ongoing maintenance and intensify the use of open space.	Opportunities identified and documented	Medium-term	Sport and Community Services / Contributions Planning	
25. Consider upgrades to Cut Hill Reserve to provide quality passive open space that supports social interaction and low-impact recreation for an aging population.	A scope for a plan for future upgrades	Medium-term	Sport and Community Services	
26. Prioritise the development of a network of open space, including Regional, Local and Neighbourhood open space.	LGA wide network developed in line with this strategy	Ongoing	Sport and Community Services	
27. Ensure all upgrades and new open spaces projects are designed in accordance with any other relevant plan, policy or manual adopted by council.	Upgrades and future projects in accordance Council Strategy	Ongoing	Sport and Community Services	

Recommendations	Performance Indicator	Timeframe	Responsibility	Status
All facilities				
28.	Prepare a Playspace Strategy	Short Term	Sport and Community Services	
29.	Work with developers to ensure playspaces are consistent with the requirements of this Strategy.	Short-term	Contributions Planning	
30.	Adopt agreed and consistent definitions for playspaces in all strategies, plans and policies in line with the hierarchy outlined in this Strategy.	Short-term	Sport and Community Services	
31.	Identify and prioritise where supporting infrastructure and upgrades in line with the provision hierarchy outlined through this Strategy.	Short-term	Assets and Design Services	
Playspaces				
32.	Conduct an audit of playspaces and where overprovision or duplication is identified, in consultation with the community, consider consolidation of playspaces that have limited recreational value.	Short-term	Sport and Community Services	

Recommendations	Performance Indicator	Timeframe	Responsibility	Status
33. Ensure that all future Regional and Local playspaces are accessible and inclusive for children with a disability.	Reference the requirements of the DJAP to ensure accessibility and inclusivity of all playspaces	Ongoing	Assets and Design Services Sport and Community Services	
34. Identify opportunities to provide a Regional level playground and specialised playspaces in the Growth District, to support high levels of growth in families with children in these areas.	Opportunities undertaken as a part of the Regional facilities mapping	Medium-term	Contributions Planning	
Off-leash dog parks				
35. Conduct community consultation to understand community preferences and confirm the level of provision for future off-leash dog parks.	Community consultations are planned and conducted	Long term	Sport and Community Services	
36. Investigate areas for future off-leash dog parks in the Growth District, where significant population growth and smaller housing typologies are expected.	Systematic identifications of opportunities is undertaken as a part of the Regional facilities mapping	Medium-term	Contributions Planning Sport and Community Services	
Sports fields and sports courts				
37. Prepare a Sportsground Strategic Masterplan to provide current and projected distribution plan of sports grounds by hierarchy and code. This should include recommendations to inform future new sportsgrounds, upgrades, acquisitions and consolidations.	Sportsground Strategic Masterplan developed	Short-term	Sport and Community Services	

Recommendations		Performance Indicator	Timeframe	Responsibility	Status
38.	Ensure all upgrades and new playground and sportsground projects are designed in accordance with other relevant plan or policy adopted by council.	all upgrades and future open space projects are designed in accordance with other relevant policy or plan or manual adopted by council.	Ongoing	Assets and Design Services Sport and Community Services	
39.	Investigate shared-use arrangements to service the existing shortfall in playing courts and sports fields.	Shared use policy and MOUs developed with local schools and other providers	Short-term and ongoing	Sport and Community Services	
40.	Monitor trends in recreation at a local and state level and the need to cater for emerging sports.	Sportsground Strategy is referenced in identifying patterns of growth in emerging sport	Ongoing	Sport and Community Services	
41.	Consider the needs of culturally and linguistically diverse (CALD) communities in the design of sporting facilities,	Strategy is identifying patterns of growth in the needs of diverse communities and women in sport	Ongoing	Sport and Community Services	
42.	Development of the Oran Park Leisure Centre (OLPC) and the review of existing Aquatic and Leisure facilities for relevance to the new and existing communities	Construction of the OPLC and management review of the existing facilities	Short-term and ongoing	Sport and Community Services	

APPENDIX A DEMOGRAPHIC PROFILE

CAMDEN LGA POPULATION DEMOGRAPHICS

Source: ABS Census of Population and Housing 2016.

	Camden LGA	Greater Sydney (GCCSA)
Usual Resident Population	78,218	4,823,991
Male	49%	49.3%
Female	51%	50.7%
Average people per household	3.1	2.8

Age Distribution (%)		
Aged 0-4	8.4%	6.4%
Aged 5-9	8.1%	6.4%
Aged 10-14	7.5%	5.8%
Aged 15-19	6.8%	6.0%
Aged 20-24	6.2%	7.1%
Aged 25-29	7.3%	7.9%
Aged 30-34	7.9%	8.1%
Aged 35-39	7.5%	7.4%
Aged 40-44	7.8%	7.1%
Aged 45-49	6.7%	6.7%
Aged 50-54	5.9%	6.3%
Aged 55-59	5.1%	5.8%
Aged 60-64	4.4%	5.0%
Aged 65-69	3.8%	4.4%
Aged 70-74	2.6%	3.3%
Aged 75-79	1.7%	2.4%
Aged 80-84	1.2%	1.8%
Aged 85+	1.3%	2.0%
Median Age	33	36



Country of Birth and Indigenous Identification (%)		
Australia born	77.4%	57.1%
Overseas born	22.6%	42.9%
England	3.1%	3.1%
New Zealand	1.4%	1.8%
India	0.9%	2.7%
Philippines	0.7%	0.02%
Fiji	0.7%	0.01%
China	0.6%	4.7%
Aboriginal and Torres Strait Islander population	2.5%	1.5%

Language Spoken at Home (%)		
English only	81.2%	58.4%
Arabic	1.4%	4.0%
Italian	1.3%	1.3%
Spanish	1.3%	1.2%
Hindi	0.9%	1.3%
Mandarin	0.7%	4.7%

Weekly Household Income (\$)		
\$Neg Income/Nil Income	0.9%	1.9%
\$1-\$149	0.4%	0.7%
\$150-\$299	0.9%	1.8%
\$300-\$399	1.3%	2.4%
\$400-\$499	3.6%	4.9%
\$500-\$649	2.3%	3.4%
\$650-\$799	4.6%	5.5%
\$800-\$999	4.5%	5.4%
\$1000-\$1249	6.2%	6.9%

\$1250-\$1499	6.4%	6.5%
\$1500-\$1749	6.3%	5.7%
\$1750-\$1999	6.5%	5.5%
\$2000-\$2499	14.4%	11.1%
\$2500-\$2999	10.9%	7.1%
\$3000-\$3499	7.4%	5.1%
\$3500-\$3999	5.2%	5.3%
\$4000 or more	8.8%	10.9%

Median Weekly Incomes (\$) (People aged 15yrs and over)		
Personal	\$821	\$719
Family	\$2,161	\$1,988
Household	\$2,047	\$1,750

Housing Tenure (%)		
Fully owned	24.2%	29.1%
Mortgage	52.0%	33.2%
Renting	20.8%	34.1%
Tenure type not stated	2.0%	2.7%
Other tenure type	1.0%	0.9%

Car Ownership (%)		
0 motor vehicles	2.3%	11.1%
1 motor vehicle	22.3%	37.1%
2 motor vehicles	45.1%	32.8%
3 or more motor vehicles	27.8%	15.7%
Average motor vehicles per dwelling	2.2	1.7

Family composition (%)		
Couples with children	55.1%	49.5%
Couples without children	29.8%	33.4%
One parent families	14.0%	15.2%
Other families	1.0%	1.8%

Household composition (%)		
Family households	84.8%	73.6%
Group household	1.5%	4.7%
Lone person household	13.7%	21.6%

All Private Dwellings (\$)		
Median weekly household income	\$2,047	\$1,750
Median monthly mortgage repayments	\$2,220	\$2,167
Median weekly rent	\$460	\$440

Family Composition (%)		
Couple family without children	29.8%	33.4%
Couple family with children	55.1%	49.5%
One parent family	14.0%	15.2%
Other family	1.0%	1.8%

Employment Status (%)		
Employed	95.9%	94.0%
Employed full-time	64.5%	61.2%
Employed part-time	26.2%	28.2%
Unemployed (Unemployment rate)	4.1%	6.0%

Occupation of Employment (%)		
Managers	12.8%	13.7%
Professionals	17.8%	26.2%
Technicians and Trades Workers	15.0%	10.5%
Community and Personal Service Workers	10.1%	9.4%
Clerical and Administrative Workers	16.6%	14.6%
Sales Workers	10.0%	8.9%
Machinery Operators and Drivers	8.2%	5.4%
Labourers	7.6%	6.9%

Highest Qualification Achieved (%)		
Bachelor or Higher degree	12.4%	23.0%
Advanced Diploma or Diploma	7.8%	7.6%
Vocational	18.5%	12.2%

Highest Level of Secondary Schooling Completed (%)		
Year 8 or Below	2.3%	4.0%
Year 9 or Equivalent	4.3%	4.0%
Year 10 or Equivalent	20.7%	16.6%
Year 11 or Equivalent	4.3%	4.0%
Year 12 or Equivalent	35.6%	62.1%
Did not go to School	0.3%	1.4%

Dwelling Structure (%)		
Separate house	92.7%	56.9%
Semi-detached, row or terrace house, townhouse etc.	5.9%	14.0%
Flat or apartment	0.8%	28.1%
Other	0.3%	0.6%

APPENDIX B

POPULATION PROJECTIONS

Camden LGA projected household types

Household types	Year					Change 2016-2036
	2016	2021	2026	2031	2036	
Couple families with dependents	11,877	18,019	23,596	28,700	33,569	21,692
Couples without dependents	7,157	11,400	15,169	18,983	23,146	15,989
Group households	489	850	1,152	1,402	1,638	1,149
Lone person households	3,231	4,630	6,247	7,953	9,781	6,550
One parent family	2,359	3,657	4,967	6,274	7,470	5,111
Other families	796	968	1,138	1,315	1,495	699
Households	25,906	39,527	52,271	64,631	77,096	51,190
Average household size	3.08	3.09	3.07	3.04	3.01	-

APPENDIX C

COMMUNITY FACILITIES LIST

COMMUNITY FACILITIES

The table below lists community facilities in Camden LGA. The community facilities included are Council owned or managed community centres, halls, libraries, civic centres, meeting rooms and clubrooms as of 2020.

Name	Suburb
<i>Libraries</i>	
Camden Library	Camden
Narellan Library	Narellan
Oran Park Library	Oran Park
<i>Civic Centre</i>	
Camden Civic Centre	Camden
<i>Community Centres, Halls & Meeting Rooms</i>	
Birriwa Reserve Community Hall	Mount Annan
Camden RSL Youth Centre	Camden
Catherine Field Community Hall	Catherine Fields
Catherine Park Community Hall	Catherine Park
Currans Hill Community Centre	Currans Hill
Emerald Hills Community Centre	Emerald Hills
Gregory Hills Community Centre	Gregory Hills
Harrington Park Community Centre	Harrington Park
Julia Reserve Community Centre	Oran Park
Mount Annan Leisure Centre (Community Rooms and Multipurpose Hall)	Mount Annan
Narellan Child Family and Community Centre	Narellan
Narellan Library Meeting Rooms (Iron Bark and Red Gum)	Narellan
Oran Park Library (Sandown Rooms and Lakeside Room)	Oran Park
Spring Farm Community Centre	Spring Farm
Senior Citizens Community Centre	Camden

Name	Suburb
Scout Halls	
Elderslie Scout Hall	Elderslie
Narellan Scout Hall	Narellan
Camden South Scout Hall	Camden South
Catherine Fields Scout Hall	Catherine Fields
Cobbitty Scout Hall	Cobbitty
Club Rooms	
Birriwa Reserve Clubroom	Mount Annan
Camden Bicentennial Equestrian Park	Camden
Camden Swimming Pool	Camden
Camden Tennis	Camden
Fairfax Reserve Clubroom	Harrington Park
Hayter Reserve	Camden South
Jack Nash Reserve Clubroom	Currans Hill
Kirkham Park (BMX)	Elderslie
Kirkham Park (old netball)	Elderslie
Kirkham Park (rugby league)	Elderslie
Narellan Park (hockey)	Narellan
Narellan Park (rugby league)	Narellan
Nott Oval (soccer)	Narellan
Nott Oval (tennis)	Narellan
Ron Dine Memorial Reserve (old clubhouse)	Camden South
Ron Dine Memorial Reserve (soccer)	Camden South
Ron Dine Memorial Reserve (tennis)	Camden South
Cultural Facilities	
Alan Baker Art Gallery	Camden
Camden Museum	Camden

ORD06

Attachment 1



Appendix D

OPEN SPACE LIST

Camden Council Classification	Name	Suburb	Hierarchy
B1	Un-Named Public Reserve	Bringelly	Neighbourhood
C001	Clifton Park	Cobbitty	Neighbourhood
C002	Cut Hill Reserve	Cobbitty	Neighbourhood
C003	Un-Named Drainage Reserve	Cobbitty	Neighbourhood
C004	Un-Named Drainage Reserve	Cobbitty	No Hierarchy
C005	Un-Named Drainage Reserve	Cobbitty	No Hierarchy
C006	Un-Named Public Reserve	Cobbitty	Neighbourhood
C007	Un-Named Drainage Reserve	Cobbitty	Neighbourhood
C02	Un-Named Reserve	Camden	No Hierarchy
C03	Camden Bicentennial Equestrian Park	Camden	Regional
C06	Hume Reserve	Camden	Neighbourhood
C07	John Peat Reserve	Camden	Local
C08	Kings Bush	Camden	Local
C09	Little Reserve	Camden South	Neighbourhood
C10	Macarthur Park	Camden	Local
C11	Not yet classified	Camden	No Hierarchy
C12	Onslow Park & Jack Gregory Fields	Camden	Regional
C13	Pindari Reserve	Camden	Neighbourhood
C14	Rotary Cowpasture Reserve	Camden	Regional
C15	Septimius Reserve	Camden	Neighbourhood
C16	Sir Roden Cutler Reserve	Camden	Neighbourhood
C17	Starr Reserve	Camden South	Neighbourhood
C18	Camden Town Farm	Camden	Regional

Camden Council Classification	Name	Suburb	Hierarchy
C19	Un-Named Public Reserve	Camden	Regional
C20	Wetlands Reserve	Camden	Neighbourhood
C21	John Peat Reserve	Camden	Local
CA01	Camden General Cemetery	Cawdor	No Hierarchy
CF01	Catherine Field Park	Catherine Field	Neighbourhood
CH003	Charles Throsby Reserve	Currans Hill	Neighbourhood
CH010	Not yet classified	Currans Hill	No Hierarchy
CH03	Charles Throsby Reserve	Currans Hill	Neighbourhood
CH04	Currans Hill Park	Currans Hill	Neighbourhood
CH05	Downes Reserve	Currans Hill	Neighbourhood
CH06	Elizabeth Throsby Reserve	Currans Hill	Neighbourhood
CH07	Forde Reserve	Currans Hill	Neighbourhood
CH08	Not yet classified	Currans Hill	No Hierarchy
CH09	Hartley Reserve	Currans Hill	No Hierarchy
CH10	Iando Reserve	Currans Hill	Neighbourhood
CH11	Jack Nash Reserve	Currans Hill	Neighbourhood
CH12	Not yet classified	Currans Hill	No Hierarchy
CH13	Sedgwick Reserve	Currans Hill	Neighbourhood
CH14	Smeeton Reserve	Currans Hill	Neighbourhood
CH15	Stephenson Reserve	Currans Hill	Neighbourhood
CH16	Not yet classified	Currans Hill	No Hierarchy
CH18	Un-Named Public Reserve	Currans Hill	Neighbourhood
CH19	Un-Named Public Reserve	Currans Hill	Neighbourhood
CH20	Un-Named Public Reserve	Currans Hill	Neighbourhood
CH21	Un-Named Public Reserve	Currans Hill	Neighbourhood
CH22	Un-Named Public Reserve	Currans Hill	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
CO08	Un- Named Public Reserve	Cobbitty	No Hierarchy
CO2	Belgenny Reserve	Camden	Local
CO4	Don Moon Memorial Reserve	Camden	Neighbourhood
CO5	Engesta Reserve	Camden	Neighbourhood
CS01	Banks Reserve	Camden South	Neighbourhood
CS02	Barker Reserve	Camden South	Neighbourhood
CS03	Barratt Reserve	Camden South	Neighbourhood
CS04	Benkennie Reserve	Camden South	Neighbourhood
CS05	Bowman Reserve	Camden South	Neighbourhood
CS06	Not yet classified	Camden South	No Hierarchy
CS07	Crookston Reserve	Camden South	Neighbourhood
CS08	Elizabeth Macarthur Reserve	Camden South	Local
CS10	Not yet classified	Camden South	No Hierarchy
CS12	Hayter Reserve	Camden South	Neighbourhood
CS13	Lawson Reserve	Camden South	Neighbourhood
CS14	Not yet classified	Camden South	No Hierarchy
CS15	Ron Dine Reserve	Camden South	Local
CS16	Rotary Park	Camden South	Neighbourhood
CS17	Smart Reserve	Camden South	Neighbourhood
CS18	Stoney Range Reserve	Camden South	Neighbourhood
CS19	Thompson Reserve	Camden South	Neighbourhood
CS20	Un-Named Public Reserve	Camden	Neighbourhood
CS21	WV Bill McCall Memorial Park	Camden South	Neighbourhood
EL01	Hilder Reserve	Elderslie	Neighbourhood
EL02	Bobbie Vaile Reserve	Elderslie	Neighbourhood
EL03	Burford Reserve	Elderslie	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
EL04	Curry Reserve	Elderslie	Local
EL05	Drysdale Reserve	Elderslie	Neighbourhood
EL06	Not yet classified	Elderslie	No Hierarchy
EL07	Fletcher Close Park	Elderslie	Neighbourhood
EL08	Fuchs Reserve	Elderslie	Neighbourhood
EL09	Harrington Green	Elderslie	Neighbourhood
EL1	Un-Named Reserve	Elderslie	Neighbourhood
EL10	Herberts Hill Reserve	Elderslie	Neighbourhood
EL12	Kirkham Park	Elderslie	Local
EL13	Lowe Reserve	Elderslie	Neighbourhood
EL14	Merino Reserve	Elderslie	Neighbourhood
EL15	River Reserve	Elderslie	Neighbourhood
EL17	Un-Named Drainage Reserve	Elderslie	Neighbourhood
EL18	Un-Named Public Reserve	Elderslie	Neighbourhood
EL19	Un-Named Reserve	Elderslie	Neighbourhood
EL20	Un-Named Drainage Reserve	Elderslie	Neighbourhood
EL21	Un-Named Public Reserve	Elderslie	Neighbourhood
EL22	Un-Named Public Reserve	Elderslie	Neighbourhood
EL24	Un-Named Public Reserve	Elderslie	Neighbourhood
EL25	Un-Named Public Reserve	Elderslie	Neighbourhood
EL26	David Simpson Reserve	Elderslie	Neighbourhood
EL27	Bates Reserve	Elderslie	Neighbourhood
EL28	Un-Named Reserve	Elderslie	No Hierarchy
EL29	Un-Named Public Reserve	Elderslie	No Hierarchy
ELL01	Un-Named Public Reserve	Ellis Lane	Neighbourhood
ELL02	Un-Named Public Reserve	Ellis Lane	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
GH01	Chestnut Reserve	Gregory Hills	Neighbourhood
GH02	Currawong Park	Gregory Hills	Neighbourhood
GH03	Gregory Hills Amphitheatre	Gregory Hills	Neighbourhood
GH04	Not yet classified	Gregory Hills	No Hierarchy
GH05	Marcellin Park	Gregory Hills	Neighbourhood
GH06	Molloy Park	Gregory Hills	Neighbourhood
GH07	Un-Named Public Reserve	Gregory Hills	Neighbourhood
GH08	Un-Named Public Reserve	Gregory Hills	Neighbourhood
GH10	Not yet classified	Gledswood Hills	Neighbourhood
GH11	Un-Named Public Reserve	Gregory Hills	Neighbourhood
GH12	Un-Named Public Reserve	Gledswood Hills	Neighbourhood
GLH01	Fairbank Park	Gledswood Hills	Neighbourhood
GLH02	Not yet classified	Gledswood Hills	No Hierarchy
GLH03	South Creek Reserve	Gledswood Hills	Neighbourhood
GLH05	Not yet classified	Gledswood Hills	Neighbourhood
GLH06	Un-Named Public Reserve	Gledswood Hills	Neighbourhood
GR01	Not yet classified	Gledswood Hills	No Hierarchy
GR02	Sickles Reserve	Grasmere	Neighbourhood
GR03	Smalls Reserve	Grasmere	Neighbourhood
GR04	Un-Named Public Reserve	Grasmere	Neighbourhood
GR05	Un-Named Public Reserve	Grasmere	Neighbourhood
HP01	Albury Reserve	Harrington Park	Neighbourhood
HP02	Campbell Reserve	Harrington Park	Neighbourhood
HP03	Carabeeley Reserve	Harrington Park	Neighbourhood
HP05	Four Seasons Park	Harrington Park	Neighbourhood
HP07	Halcyon Reserve	Harrington Park	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
HP09	Harrington Park Lake	Harrington Park	Local
HP10	Harrington Park Community Centre	Harrington Park	Neighbourhood
HP11	Harrisons Reserve	Harrington Park	Neighbourhood
HP12	James Flynn Reserve	Harrington Park	Neighbourhood
HP13	Kensington Green	Harrington Park	Neighbourhood
HP14	Kinnear Park	Harrington Park	Neighbourhood
HP15	George Macleay Reserve	Harrington Park	Neighbourhood
HP16	Meehan Reserve	Harrington Park	Neighbourhood
HP17	Not yet classified	Harrington Park	No Hierarchy
HP18	Not yet classified	Harrington Park	No Hierarchy
HP19	Olsen Gardens	Harrington Park	Neighbourhood
HP21	Un-Named Public Reserve	Harrington Park	Neighbourhood
HP29	Not yet classified	Harrington Park	No Hierarchy
HP35	Un-Named Public Reserve	Harrington Park	Neighbourhood
HP55	William Campbell Reserve	Harrington Park	Neighbourhood
K1	John Oxley Reserve	Kirkham	Neighbourhood
L1	Leppington Oval	Leppington	Neighbourhood
MA 14	Kurrajong Reserve	Mount Annan	Neighbourhood
MA 21	Thornleigh Reserve	Mount Annan	Neighbourhood
MA 23	Un-Named Drainage Reserve	Mount Annan	Neighbourhood
MA 24	Not yet classified	Mount Annan	No Hierarchy
MA 25	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA 26	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA 27	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA 28	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA 29	Un-Named Public Reserve	Mount Annan	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
MA 30	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA 31	Un-Named Reserve	Mount Annan	Neighbourhood
MA 32	Un-Named Reserve	Mount Annan	Neighbourhood
MA 33	Wandarrah Reserve	Mount Annan	Neighbourhood
MA 34	William Howe Regional Park	Mount Annan	Crown
MA 35	Yandel'ora Reserve	Mount Annan	Neighbourhood
MA 36	Yandembo Reserve	Mount Annan	Neighbourhood
MA 37	Un-Named Public Reserve	Mount Annan	Neighbourhood
MA1	Baragil Reserve	Mount Annan	Neighbourhood
MA10	George Caley Reserve	Mount Annan	Neighbourhood
MA11	Governors Green	Mount Annan	Neighbourhood
MA12	Ironbark Ridge Reserve	Mount Annan	Neighbourhood
MA13	Joseph Maiden Reserve	Mount Annan	Neighbourhood
MA15	Mount Annan Leisure Centre	Mount Annan	Local
MA16	Main Reserve	Mount Annan	Neighbourhood
MA17	Sarah Rose Reserve	Mount Annan	Neighbourhood
MA18	Smith Reserve	Mount Annan	Neighbourhood
MA19	Solander Reserve	Mount Annan	Neighbourhood
MA2	Birriwa Reserve	Mount Annan	Local
MA20	Stockmans Drift	Mount Annan	Neighbourhood
MA22	Tindal Reserve	Mount Annan	Neighbourhood
MA3	Bransby Reserve	Mount Annan	Neighbourhood
MA4	Buttercup Reserve	Mount Annan	Neighbourhood
MA5	Charles Moore Reserve	Mount Annan	Neighbourhood
MA6	Coral Pea Reserve	Mount Annan	Neighbourhood
MA7	Not yet classified	Mount Annan	No Hierarchy

Camden Council Classification	Name	Suburb	Hierarchy
MA8	Ficus Reserve	Mount Annan	Neighbourhood
MA9	Gayline Reserve	Mount Annan	Neighbourhood
N1	Brian Moore Reserve	Narellan	Neighbourhood
N10	Studley Golf Course	Narellan	Regional
N11	The Lebanese Moslem Association	Narellan	No Hierarchy
N12	Un-Named Reserve	Narellan	Neighbourhood
N13	Un-Named Reserve	Narellan	Neighbourhood
N14	Narellan Sports Hub	Narellan	Regional
N15	Un-Named Reserve	Narellan	Neighbourhood
N16	Un-Named Reserve	Narellan	Neighbourhood
N18	Not yet classified	Narellan	Neighbourhood
N2	Not yet classified	Narellan	No Hierarchy
N20	Valley View Reserve	Narellan	Neighbourhood
N21	Wilton Reserve	Narellan	Neighbourhood
N22	Studley Golf Course	Narellan	Regional
N3	Col Barratt Reserve	Narellan	Neighbourhood
N4	Eastlewood Reserve	Narellan	Neighbourhood
N5	Frost Reserve	Narellan	Neighbourhood
N6	Narellan Park	Narellan	Regional
N7	Nott Oval	Narellan	Neighbourhood
N8	Green Hills Reserve	Narellan	Neighbourhood
N9	Rosevale Reserve	Narellan	No Hierarchy
NCO09	Public Reserve	Cobbitty	No Hierarchy
NL9	Ironbark Ridge Reserve	Narellan	Neighbourhood
NULLCO08	Drainage Reserve	Cobbitty	No Hierarchy
NV1	Not yet classified	Narellan Vale	No Hierarchy

Camden Council Classification	Name	Suburb	Hierarchy
NV10	Veronica Reserve	Narellan Vale	Neighbourhood
NV11	Vale Reserve	Narellan Vale	Neighbourhood
NV12	Liquidamber Reserve	Narellan Vale	Neighbourhood
NV14	Not yet classified	Narellan Vale	No Hierarchy
NV15	Melaleuca Reserve	Narellan Vale	Neighbourhood
NV16	New Reserve	Narellan Vale	Neighbourhood
NV17	Payton Reserve	Narellan Vale	Neighbourhood
NV18	Tobruk Reserve	Narellan Vale	Neighbourhood
NV2	Ayrshire Reserve	Narellan Vale	Neighbourhood
NV20	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV21	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV22	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV24	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV25	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV26	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV27	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV28	Un-Named Public Reserve	Narellan Vale	Neighbourhood
NV29	Waterworth Reserve	Narellan Vale	Neighbourhood
NV3	Churchill Reserve	Narellan Vale	Neighbourhood
NV30	Un-Named Reserve	Narellan Vale	Neighbourhood
NV4	Nugget Beames Reserve	Narellan Vale	Neighbourhood
NV5	Ephraim Howe Reserve	Narellan Vale	Neighbourhood
NV6	Glenlee Reserve	Narellan Vale	Neighbourhood
NV8	Henry Reserve	Narellan Vale	Neighbourhood
OR	Un-Public Reserve	Oran Park	No Hierarchy
OR1	Bridge Park	Oran Park	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
OR2	Family Hill Park	Oran Park	Neighbourhood
OR3	Grand Prix Park	Oran Park	Neighbourhood
OR4	Un-Named Public Reserve	Oran Park	Neighbourhood
OR7	Un-Named Public Reserve	Oran Park	Neighbourhood
OR8	Julia Reserve	Oran Park	Neighbourhood
OR9	Mick Doohan Reserve	Oran Park	No Hierarchy
SF1	Not yet classified	Spring Farm	No Hierarchy
SF10	Un-Named Public Reserve	Spring Farm	Local
SF11	Un-Named Public Reserve	Spring Farm	Neighbourhood
SF12	Un-Named Public Reserve	Spring Farm	Neighbourhood
SF13	Un-Named Public Reserve	Spring Farm	No Hierarchy
SF14	Not yet classified	Spring Farm	No Hierarchy
SF15	Un-Named Public Reserve	Spring Farm	No Hierarchy
SF2	Ettlesdale Reserve	Spring Farm	Neighbourhood
SF4	Moreton Bay Reserve	Spring Farm	Neighbourhood
SF5	Springs Reserve	Spring Farm	Neighbourhood
SF6	Un-Named Public Reserve	Spring Farm	Neighbourhood
SF7	Not yet classified	Spring Farm	No Hierarchy
SF8	Un-Named Drainage Reserve	Spring Farm	Neighbourhood
SF9	Un-Named Drainage Reserve	Spring Farm	Neighbourhood
SG1	Not yet classified	Smeaton Grange	No Hierarchy
SG2	Not yet classified	Smeaton Grange	No Hierarchy
SG4	Not yet classified	Smeaton Grange	No Hierarchy
SG5	Not yet classified	Smeaton Grange	No Hierarchy
X1	Road Reserve	Grasmere	Neighbourhood
X2	Un-Named Public Reserve	Harrington Park	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
X3	Un-Named Reserve	Oran Park	Neighbourhood
X4	Un-Named Reserve	Oran Park	Neighbourhood
X5	Not yet classified	Cobbitty	No Hierarchy
X6	Un-Named Public Reserve	Oran Park	No Hierarchy
X7	Not yet classified	Cobbitty	No Hierarchy
X8	Un-Named Public Reserve	Oran Park	Neighbourhood
X9	Un-Named Public Reserve	Harrington Park	No Hierarchy
X10	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X11	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X12	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X13	Cobbitty Walk	Cobbitty	No Hierarchy
X14	Un-Named Public Reserve	Harrington Park	Neighbourhood
X15	Forest Reserve	Harrington Park	Neighbourhood
X16	Un-Named Public Reserve	Harrington Park	Neighbourhood
X17	Un-Named Public Reserve	Harrington Park	Neighbourhood
X18	Un-Named Public Reserve	Harrington Park	Neighbourhood
X19	Campbell Reserve	Harrington Park	Neighbourhood
X20	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X21	Un-Named Public Reserve	Harrington Park	Neighbourhood
X22	Un-Named Public Reserve	Harrington Park	Neighbourhood
X23	Un-Named Public Reserve	Harrington Park	Neighbourhood
X24	Un-Named Public Reserve	Harrington Park	Neighbourhood
X25	Un-Named Public Reserve	Harrington Park	Neighbourhood
X26	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X27	Un-Named Public Reserve	Harrington Park	Neighbourhood
X28	Un-Named Public Reserve	Harrington Park	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
X29	Un-Named Public Reserve	Harrington Park	Neighbourhood
X30	Un-Named Public Reserve	Harrington Park	Neighbourhood
X31	Foveaux Gardens	Harrington Park	Neighbourhood
X32	Un-Named Public Reserve	Oran Park	Neighbourhood
X33	Un-Named Public Reserve	Harrington Park	Neighbourhood
X34	Un-Named Public Reserve	Harrington Park	Neighbourhood
X35	Un-Named Public Reserve	Harrington Park	Neighbourhood
X36	Un-Named Public Reserve	Harrington Park	Neighbourhood
X37	Un-Named Public Reserve	Harrington Park	Neighbourhood
X38	Un-Named Public Reserve	Harrington Park	Neighbourhood
X39	Un-Named Public Reserve	Harrington Park	Neighbourhood
X40	Un-Named Public Reserve	Harrington Park	No Hierarchy
X41	Un-Named Public Reserve	Harrington Park	Neighbourhood
X42	Un-Named Public Reserve	Harrington Park	No Hierarchy
X43	Perry Reserve	Harrington Park	Neighbourhood
X44	Tredinnick Park	Harrington Park	Neighbourhood
X45	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X46	Un-Named Public Reserve	Harrington Park	No Hierarchy
X47	Un-Named Public Reserve	Harrington Park	No Hierarchy
X48	Salter Reserve	Harrington Park	Neighbourhood
X49	Un-Named Drainage Reserve	Harrington Park	No Hierarchy
X50	Un-Named Public Reserve	Harrington Park	Neighbourhood
X51	Un-Named Public Reserve	Harrington Park	Neighbourhood
X52	Salter Reserve	Harrington Park	Neighbourhood
X53	Un-Named Public Reserve	Harrington Park	Neighbourhood
X54	Un-Named Public Reserve	Harrington Park	Neighbourhood

Camden Council Classification	Name	Suburb	Hierarchy
X55	Un-Named Drainage Reserve	Harrington Park	No Hierarchy
X56	Un-Named Public Reserve	Harrington Park	No Hierarchy
X57	Un-Named Public Reserve	Harrington Park	No Hierarchy
X58	Jack Babbage Reserve	Currans Hill	No Hierarchy
X59	Eskdale Reserve	Mount Annan	Neighbourhood
X60	Broughton Reserve	Currans Hill	Neighbourhood
X61	Un-Named Public Reserve	Currans Hill	Neighbourhood
X62	Un-Named Public Reserve	Currans Hill	Neighbourhood
X63	Un-Named Public Reserve	Harrington Park	No Hierarchy
X64	Rossmore Reserve	Rossmore	Neighbourhood
X65	Un-Named Public Reserve	Gledswood Hills	No Hierarchy
X66	Un-Named Public Reserve	Gledswood Hills	Neighbourhood
X67	Un-Named Drainage Reserve	Harrington Park	Neighbourhood
X68	Un-Named Reserve	Gledswood Hills	No Hierarchy
X69	Un-Named Public Reserve	Harrington Park	No Hierarchy
X70	Un-Named Public Reserve	Harrington Park	No Hierarchy
X71	The Australian Botanic Garden Mount Annan	Mount Annan	Crown
X72	Macquarie Reserve	Camden	Neighbourhood
X73	Public Recreation Area	Leppington	Neighbourhood
X74	Gundungarra Reserve	Narellan Vale	Local
X75	Not yet classified	Spring Farm	Local
X76	Not yet classified	Not yet classified	Local
X77	Not yet classified	Not yet classified	Neighbourhood
X78	Not yet classified	Not yet classified	Local

Note: Some open spaces areas not owned or managed by Council.

APPENDIX E PLAYSPACES LIST



PLAYSPACES

The table below lists playspaces in Camden LGA.

Map no.	Name	Map no.	Name
1.	Barsden Reserve	2.	Belgenny Reserve
3.	Bridge Park	4.	Don Moon Memorial Reserve
5.	Kings Bush	6.	Little Reserve
7.	Macarthur Park	8.	Onslow Oval
9.	Pindari Reserve	10.	Camden War Memorial Pool
11.	Brigalow Reserve	12.	McCrae Reserve
13.	Banks Place	14.	Barker Place
15.	Barratt Reserve	16.	Bowman Reserve
17.	Flinders Reserve	18.	Greenway Reserve
19.	Grand Prix Park	20.	Lawson Reserve
21.	Ron Dine Reserve	22.	Bill McCall Park
23.	McCall Avenue Reserve	24.	Herriot Reserve
25.	Ravenwood Reserve	26.	Catherine Field Park
27.	Marcellin Park	28.	Thomas Donovan Reserve
29.	Rossmore Reserve	30.	Ettlesdale Reserve
31.	Clifton Park	32.	Parkside Reserve
33.	Manooka Reserve	34.	Boyd Reserve
35.	Currans Hill Park	36.	Jack Nash Reserve
37.	Sedgwick Reserve	38.	Irvine Reserve
39.	Burford Reserve	40.	Curry Reserve
41.	Fletcher Close Park	42.	Harrington Green
43.	Ancona Reserve - Ancona Avenue	44.	Kings Bush (John Peat Reserve, Chellaston Street)
45.	Merino Reserve	46.	Lewis Reserve
47.	Alpha Park (Alpha Road)	48.	Fairfax Reserve

Map no.	Name	Map no.	Name
49.	Swan Reserve	50.	Fairwater Drive Playground
51.	Hambledon Circuit Playground	52.	Forest Reserve
53.	Lachlan Reserve	54.	Royal George Drive Playground
55.	Four Seasons Park	56.	Harrington Park
57.	Harrington Park Lake	58.	James Flynn Reserve
59.	Kensington Green	60.	Salter Reserve
61.	Tredinnick Park	62.	William Campbell Reserve
63.	Foveaux Park	64.	Harrison Park
65.	Pat Kontista Reserve	66.	Aristida Reserve
67.	Birriwa Reserve	68.	Charles Moore Reserve
69.	Ironbark Ridge Reserve	70.	Solander Reserve
71.	Kirkham Park	72.	Lake Yandel'ora Reserve
73.	Birriwa Reserve Outdoor Youth Space	74.	Narellan Urban Forest
75.	Brian Moore Reserve	76.	Col Barratt Reserve
77.	Eastlewood Reserve	78.	Narellan Park
79.	Nott Oval	80.	Burrell Road Park
81.	Rosevale Reserve	82.	Valley View Reserve
83.	Wilson Reserve	84.	Camden Golf Course
85.	Narellan Sports Hub	86.	Yate Reserve
87.	Nugget Beames Reserve	88.	Glenlee Reserve
89.	Liquidamber Reserve	90.	Manna Gum Reserve
91.	Julia Reserve	92.	Jack Braham Reserve
93.	Oran Park Temporary Park		

APPENDIX F SPORTSGROUNDS LIST

SPORTSGROUNDS

The following table provides an overview of the existing and proposed sportsground sites in Camden LGA.

Name	Description
Rotary Cowpasture Reserve	Sportsground with 4 softball diamonds
Belgenny Reserve	Sportsground with two cricket pitches, 3 soccer/football fields and playground.
Camden War Memorial Pool	Aquatic centre managed by YMCA on contract for Camden Council that is operational 6 months of the year.
Birriwa Reserve	Sportsground with cricket oval, cricket nets, soccer/football field, tennis court, netball court, basketball court
Hayter Reserve	Sportsground with 2 rugby union fields
Catherine Field Park	Sportsground with 2 tennis courts, softball field and playground
Camden Bicentennial Equestrian Park	Specialised equestrian fields and off leash park
Cut Hill Reserve	Sportsground with 2 cricket ovals and archery.
Fairfax Reserve	Sportsground with AFL oval, cricket pitch, basketball court, 3 tennis courts and playground.
Jack Nash Reserve	Sportsground with cricket oval, 2 rugby league fields, 3 tennis courts, and basketball court
Gardner Oval	Football field and playground
Hilder Reserve	Sportsground with baseball diamond, cricket oval, rugby league field
Harrington Park Reserve	Sportsground with cricket oval, 2 soccer/football fields, 1 netball court and 2 basketball courts
Kirkham Park	Sportsground with cricket oval, 4 practice cricket nets, 18 sealed netball courts, 6 grass netball courts, skate park, BMX track, turf wicket, synthetic wicket and playground
Liquidamber Reserve	Sportsground with cricket oval, 3 soccer/football fields, 4 tennis courts and playground
Wandarrah Reserve	Sportsground with soccer and football field
Narellan Sports Hub	New sportsground which will include the provision of 44 netball courts, athletic facilities, multi-purpose sportsgrounds and playground

Name	Description
Nott Oval	Sportsground with 2 cricket nets, soccer/football fields, 2 tennis courts and playground
Narellan Park	Sportsground with 3 synthetic hockey field and a rugby league field.
Onslow Oval	Sportsground with 4 sports fields, 6 tennis courts, 4 cricket practice nets, cricket oval, rugby league field, tennis facilities and playground
Leppington Oval	Sportsground with cricket oval, 2 soccer/football fields, tennis court and playground
Ron Dine Reserve	Sportsground with cricket oval, 4 soccer/football fields, 2 junior soccer/football fields, 5 tennis courts and playground
Rossmore Reserve	Pony club grounds and playground
Mount Annan Leisure Centre	Leisure Centre managed by YMCA on contract for Camden Council.
Jack Brabham Reserve	Soccer, rugby league and cricket.
Nugget Beames Reserve	Sportsground with 2 soccer/football fields and cricket pitch
Cunningham Park	Sportsground with 2 soccer/football fields, cricket pitch, 2 cricket nets 4 netball courts and 2 basketball courts
Studley Park	18-hole golf course
Future 8 sports fields	Proposed for Spring Farm
Future 2 sports fields, 3 baseball diamonds	Proposed for Catherine Fields
Future 3 sports fields	Proposed for Camden/Grasmere
Future 4 sport fields, 2 multipurpose hard courts and 8 tennis courts	Proposed for Oran Park (Doohan Reserve)
Future 2 sport fields	Proposed for Emerald Hills /Leppington
Future 2 sports fields and 6 hard courts	Proposed for Leppington North
Future 2 sports fields	Proposed for Leppington East
Future 4 sports fields and 6 hard courts	Proposed for Bringelly (Lowes Creek/Marylands)

ORD06

Attachment 1



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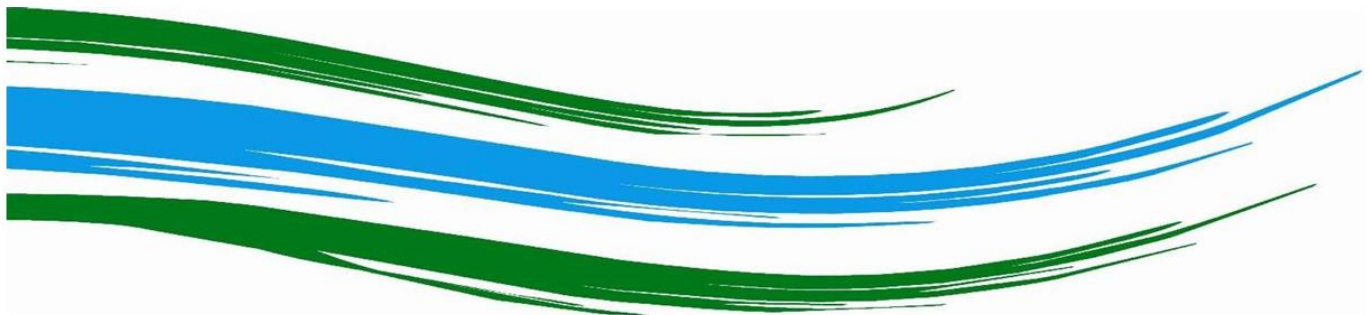


Camden Council Minutes

Audit, Risk and Improvement Committee Meeting

5 August 2020

Please note due to COVID-19
restrictions this meeting was
held as a teleconference
4:30PM



AUDIT, RISK AND IMPROVEMENT COMMITTEE

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Voting members present:

John Gordon	Independent Member (Chair)
Bruce Hanrahan	Independent Member
Elizabeth Gavey	Independent Member
Cr Paul Farrow	Camden Council Councillor

Attendees:

General Manager
 Chief Financial Officer (left at 7.03pm)
 Internal Audit Coordinator

Invitees:

Director Planning and Environment (left at 7.03pm)
 Acting Director Customer and Corporate Strategy (joined at 4.57pm and left at 7.03pm)
 Director Sport, Community and Activation (left at 7.03pm)
 Director Community Assets (left at 7.08pm)
 Manager Safety and Risk (left at 5.23pm)
 Manager Waste and City Presentation (joined at 5.30pm and left at 5.52pm)
 Chief Information Officer (joined at 5.44pm and left at 6.08pm)

Caroline Karakatsanis	The Audit Office of NSW (External Auditor)(left at 6.53pm)
Jeremy Elman	Principal, Risk Consulting RSM (left at 4.47pm)
Farrukh Khan	Senior Manager, Risk Consulting RSM (left at 4.47pm)

Apologies:

Cr Michael Morrison	Camden Council Councillor
Director Customer and Corporate Strategy	
Manager Legal and Governance	
Risk Management Officer	

Meeting commenced at 4.32pm

BUS01 Apologies**RECOMMENDED**

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Michael Morrison.

BUS02 Declaration Of Interest**RECOMMENDED**

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Ms Gavey made the following declaration:

- Previously declared interest in Payreq has extended to include that Payreq has now been awarded a contract with Camden Council.

Mr Gordon made the following declarations:

- appointed Independent Member of the Shoalhaven City Council Audit, Risk and Improvement Committee
- appointed Chair of the NSW Health Care Complaints Commission Audit, Risk and Improvement Committee.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS04 Taxation Internal Audit Report

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Taxation Review Internal Audit Report.

DISCUSSION

Mr Jeremy Elman, Principal of Risk Consulting at RSM, presented the Taxation Review Internal Audit Report. Mr Elman advised the audit included both Goods and Services Tax (GST) and Fringe Benefits Tax (FBT) and that the results from the audit were positive. Some minor improvement opportunities were broadly discussed.

The Committee asked if Council seeks outside expert taxation advice for complex issues and it was confirmed Council does.

The Committee asked Management why the audit was chosen and the Chief Finance Officer advised Council wanted to have confidence that the checks and balances in place were working.

The Committee asked whether any additional support provided to employees during COVID-19 had any FBT implications. Mr Elman advised that based on Council's approach to FBT there would likely be no impact.

Mr Elman advised the audit included both a compliance review and a check that Council were minimising their costs where appropriate.

The Committee commented on the positive feedback from Management on the audit and asked if they had anything to add. The Chief Finance Officer advised that both his team and RSM had to adjust to the new COVID-19 working environment during the audit with it conducted 100 per cent remotely and thanked both for how smooth it ran.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Taxation Review Internal Audit Report.

Mr Elman and Mr Khan left after this item.

BUS03 Minutes To The 20 May 2020 Audit, Risk And Improvement Committee MeetingRECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the minutes to the 20 May 2020 Audit, Risk and Improvement Committee meeting; and
- ii. note the status of actions included in the actions list.

DISCUSSION

The actions list was discussed with the Internal Audit Coordinator advising the Governance Information Report was deferred to the next meeting and as a result those actions will be addressed then.

The Manager Safety and Risk spoke to action 73 and advised the difficulty in providing the requested statistic.

It was advised that all other actions are either complete or scheduled.

DECISION

The Audit, Risk and Improvement Committee:

- i. approved the minutes to the 20 May 2020 Audit, Risk and Improvement Committee meeting; and
- ii. noted the status of actions included in the actions list.

Moved: Bruce Hanrahan
Seconded: Elizabeth Gavey

BUS05 External Audit UpdateRECOMMENDED

That the Audit, Risk and Improvement Committee note the external audit update.

DISCUSSION

Ms Karakatsanis from the Audit Office of NSW discussed the external audit for the year ended 30 June 2020. It was advised the interim audit was complete and an interim management letter would not be issued.

Ms Karakatsanis advised the information systems audit was underway and any findings from that would be reported in the final management letter. It was advised the review of revaluations was in progress and the Audit Office were also collecting data for their report to Parliament.

Ms Karakatsanis informed the Committee that the annual work program for performance audits and themes for financial audit report topics was recently issued. For local government, performance audits were planned on business continuity and disaster recovery planning (in particular in light of COVID-19), common fees and charges and the coordination of local and state government agencies in precinct planning.

The Committee asked if there would be a special report on the impacts of COVID-19. Ms Karakatsanis advised the financial impact and other impacts of COVID-19 would be included as part of the next financial audit report to Parliament.

The Committee suggested Council consider their financial statement disclosures in respect of COVID-19 and that it would be useful to include an overview of the impacts in the front of their statements that then links to the specific note disclosures.

Ms Karakatsanis advised that Treasury have some guidance that may assist with disclosures.

The Committee discussed whether the value of rental properties has diminished because of COVID. It was recommended Council consider any implications in relation to the carrying value of rented spaces when preparing their financial statements.

The Committee asked if the preparation of the financial statements was on track. The Chief Finance Officer advised everything was on track so far. In respect of COVID-19 it was advised that some of the impact may affect the 2020-2021 financial statements more so than this year. Ms Karakatsanis advised that the Audit Office will be closely considering any subsequent events across their clients this year.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the external audit update.

BUS06 Enterprise Risk Management

RECOMMENDED

That the Audit Risk and Improvement Committee note the Enterprise Risk Management update.

DISCUSSION

The Manager Safety and Risk outlined the changes to the Enterprise Risk Management Strategy and outlined the fraud risk assessment process undertaken. The Internal Audit Coordinator advised the process undertaken to address one risk identified.

The Manager Safety and Risk also provided an overview of the COVID-19 risk assessment process undertaken.

The Committee indicated that the same risk had been included twice in the report.

The rating for the Work Health and Safety risk was discussed with the Manager Safety and Risk explaining how operational risks attached to branches and specific tasks are managed and that some areas will be inherently higher risk.

The Committee suggested examining the WHS risks on a branch basis and expected some branches may be higher risk however when considered across the whole organisation the risk may be reduced. The Manager of Safety and Risk indicated the regulatory nature of this risk and the Internal Audit Coordinator advised that the consequence rating for this risk is high even with good internal controls in place making

it difficult to significantly reduce.

The Committee requested Council consider defining its risk tolerance in terms of dollars or as otherwise appropriate in the Strategy.

The Committee requested the reference to the Business Assurance and Risk Committee be changed to Audit, Risk and Improvement Committee.

The Committee also identified a disconnect between Council's risk appetite stated on page 14 of the strategy compared to the risk appetite statement. This question was taken on notice with a response to be reported back to the Committee.

The Committee asked whether the fraud risk assessment benchmarking exercise had been undertaken. The Manager Safety and Risk advised the assessment process was undertaken using the Audit Office Toolkit however this question was taken on notice to advise the plans for benchmarking with Councils and other industries.

The Committee advised that that COVID-19 risk assessment was excellent and asked if training had been undertaken as it didn't appear to be included in the assessment. The Manager Safety and Risk outlined the extensive training program and advised that control would be added to the risk assessment.

The Committee asked about the process in place for assessing fraud risk in response to the pandemic. The Internal Audit Coordinator outlined the various steps undertaken.

The Committee asked how any changes required to delegations during the pandemic have been managed. The Manager Safety and Risk spoke to the Crisis Management Team process and the General Manager provided an outline of the delegations process.

The Committee recommended the Chief Finance Officer consider long term sustainability as a result of COVID-19 and requested this be provided in a future report to the Committee.

DECISION

Following review and discussion, the Audit Risk and Improvement Committee:

- i. noted the Enterprise Risk Management update
- ii. raised the following actions:
 - a. respond to the question taken on notice to review the disconnect between the risk appetite statement and the 'moderate or above' level included on page 14 of the Enterprise Risk Management Strategy.
 - b. respond to a question taken on notice to advise Council's process for fraud risk assessment benchmarking
 - c. to provide a future report on Council's long-term financial sustainability considering COVID-19 impacts.

The Manager Waste and City Presentation joined the meeting.

BUS07 Project 24 Regional Domestic Waste Processing And Disposal Tender Update

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. Note the Project 24 update and Status Report;
- ii. Note that the Draft Request for Tender documentation will be provided out of session for review.

DISCUSSION

The Manager Waste and City Presentation provided an update on Project 24. It was advised the first round of industry consultation was complete and the group was now in the position to issue the draft Request for Tender (RFT) documentation for further industry consultation. It was advised the draft would be issued for a 5 week consultation period.

The Manager Waste and City Presentation advised of the request for ACCC approval to extend the term of the contract.

It was also advised the NSW 20 Year Waste Strategy was delayed with the NSW Environment Protection Authority advising it was now scheduled for early 2021. The project 24 final RFT is planned for issue in February 2021.

The Committee asked which Councils are included and whether there would be one contract for the group or a contract for each participating Council. The Manager Waste and City Presentation advised the five Councils involved and that consistent with how the current contract operates, each Council will have an individual contract.

The Committee asked whether or not technology would be prescribed for the contract and the Manager Waste and City Presentation advised it would not be prescribed, with tenderers asked to advise their proposed technology as part of their tender submissions.

The Manager Waste and City Presentation also advised that options such as BOOT schemes and public private partnerships were considered by the group and ruled out.

The Committee asked if the group had considered the use of an external expert such as an engineer to assist with the assessment process. The Manager Waste and City Presentation advised that the group had already considered this and an expert will be engaged to assist with the tender evaluation and is included in the Tender Evaluation Plan.

The Committee asked whether penalties would apply if Councils withdrew from the tender project. The Manager Waste and City Presentation advised that any Council can reject the tender so that risk exists however a Memorandum of Understanding has been signed by all Councils.

The Committee asked about approvals required by the successful tenderer to build and operate any proposed facility. It was advised that the approvals are the responsibility of the tenderers to obtain.

The Committee asked whether the current delay to the original timeframe will result in a mismatch with the expiry of the current contract. It was advised that interim measures have been included within the specification to start from July 2024 to manage this.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the Project 24 update and Status Report;
- ii. noted that the Draft Request for Tender documentation will be provided out

of session for review.

The Manager Waste and City Presentation left after this item.
The Chief Information Officer joined the meeting.

BUS08 Cyber Security - Essential8 Report

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Cyber Security Essential 8 Update.

DISCUSSION

The Chief Information Officer outlined the findings from the independent assessment of Council against the Cyber Security Essential 8. The Chief Information Officer explained that although Council had zero maturity scores, it scored well across many components.

Based on the recommendations in the report, Council has developed a two year plan to achieve a maturity level of two across the eight areas of assessment.

The Committee said it was brave taking on this review and asked if the review looked at all IT systems. It was advised that as all systems initiate from the Oran Park Administration building, all were covered.

The Committee noted that there were no surprises in the scoring from the independent assessment and that Council is quite advanced in achieving a higher maturity score. The Committee noted that a maturity level of two is ambitious and that it was good to see that Council has a plan and allocated budget for this.

The Committee asked about the COVID-19 impact on IT operations and whether staff were using personal computers. The Chief Information Officer advised that all staff are being issued with Council laptops and were using all in one systems at home prior to that. The process for use of VPNs was explained as were the controls in place to mitigate unauthorised use.

The Chief Information Officer outlined the IT infrastructure plan and broader cyber security action plan being developed to assist with further improving Councils management of IT.

The Committee requested an update on the Essential 8 progress every 6 months and requested the broader IT plan come back to the Committee once ready.

DECISION

Following review and discussion, the Audit Risk and Improvement Committee:

- i. noted the Cyber Security Essential 8 Update
- ii. raised the following actions:
 - a. requested a 6 monthly update on progress with the Essential 8 plan
 - b. requested the broader IT plan be reported to the Committee once prepared.

The Chief Information Officer left after this item.

BUS09 Work Health And Safety Update - January To June 2020RECOMMENDED

That the Audit, Risk and Improvement Committee note the Work Health and Safety Update.

DISCUSSION

The Manager Safety and Risk provided an update on key Work , Health and Safety (WHS) activities. This included work associated with Council registering as a 'COVID safe' workplace, the flu vaccination program and WHS online learning.

The Manager Safety and Risk provided an update on safe work orders and other statistics included in the WHS Update.

The Committee highlighted the significant effort by Council in their response to COVID-19 and in particular highlighted the value in the communications provided to their staff.

The Committee asked what percentage of staff had undertaken the online training and it was advised that all staff except temporary staff or those on long term leave had completed the training. The General Manager advised that the Crisis Management Team monitor this.

The Committee also asked whether the working from home risk assessments were still undertaken as a self-assessment with photos. The Manager Safety and Risk advised that since the commencement of COVID-19 visits to check the working from home set up were not conducted and a self-assessment combined with photos was established and is still ongoing.

The Committee asked whether Employee Assistance Program usage had increased during the pandemic and it was advised that usage was lower than expected.

The Committee requested the total number of claims outstanding and the age of the claims be included in future reports.

The Committee asked for a summary of the findings from the review of Council's safety assurance regime and safety and risk team capability. The Manager Safety and Risk outlined the improvement opportunities identified by the review. The development of a safety audit regime and further work in high risk areas was discussed.

The Manager Safety and Risk advised a project has been developed with nine components to be addressed. The Committee requested an overview of this project be reported to a future Committee.

The Committee asked whether COVID-19 had impacted Council's excess annual leave levels. The General Manager advised the Crisis Management Team monitor excess leave and that staff with excess leave are still required to implement a plan and take leave to reduce those balances.

DECISION

Following review and discussion, the Audit Risk and Improvement Committee:

- i. noted the Work, Health and Safety Update;
- ii. raised the following actions:

- a. requested the total number of claims outstanding and the age of the claims be included in future reports
- b. requested an overview of the WHS improvement project be provided to a future meeting.

The Manager Safety and Risk left after this item.

BUS10 Audit Report Recommendations - Implementation Status Update - June 2020

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Audit Recommendations Implementation Status Update for 30 June 2020.

DISCUSSION

The Internal Audit Coordinator highlighted that 35 recommendations had been advised as completed by management since the last report. This effort is to be commended with the Internal Audit Coordinator advising that the implementation of these recommendations had not yet been verified by audit.

It was advised that 17 recommendations were now overdue with the most significant relating to Voluntary Planning Agreements and Contribution Plans. It was advised that these have just fallen overdue and had proposed revised dates for completion in the next month or so. On that basis, they are not of significant concern however will be closely monitored over coming months. The overdue asset management audit recommendation was also discussed.

The Committee asked about the process for revised target dates being approved and the Internal Audit Coordinator advised that the Executive Leadership Group review and approve revised target dates with overdue recommendations reported to the Group every second month.

The Committee commented on the good progress with audit recommendations overall. The Committee asked if external audit recommendations were included and it was confirmed they were. The Committee also asked where the performance audit recommendations were and it was advised that because those recommendations were all complete, they are only included in the 'completed recommendations' list and not the detailed status update report.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Audit Recommendations Implementation Status Update for 30 June 2020.

BUS11 Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

DISCUSSION

The Internal Audit Coordinator advised the Committee of the current status of the

internal audit program. It was advised at the last meeting that the program was behind schedule as a result of COVID-19 and a reduction in staff.

The status of the audits were provided with the taxation internal audit and Drives24 audit completed since last reporting.

The Internal Audit Coordinator also highlighted the comparison of the internal audit function's allocation of time with other Councils noting that Camden Council appears reasonably consistent with other Councils.

The Internal Audit Coordinator advised of the intention to increase the level of internal audit work undertaken and the Committee agreed with this initiative.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the internal audit plan status update

BUS12 Proposed 6 Month Internal Audit Program - July To December 2020

RECOMMENDED

That the Audit, Risk and Improvement Committee approve the six-month internal audit program for 1 July 2020 to 31 December 2020.

DISCUSSION

The Internal Audit Coordinator advised that the review of the three year internal audit plan is underway and will be reported to the November Committee meeting as scheduled. In the interim, a 6 month plan to the end of December was recommended for approval.

It was advised that deferred audits would be included in the early stages of the three year plan provided they still represented a risk to Council.

The proposed lessons learnt review on Council's response to the COVID-19 pandemic was discussed with the Committee happy the review was being undertaken

The Committee queried whether now was the right time for such a review. Both the Internal Audit Coordinator and the General Manager advised that because the COVID pandemic appears long term that Council will likely have to constantly adjust to the changing environment and that Council would like to ensure it has all the appropriate mechanisms in place to adjust its processes effectively.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee approved the six-month internal audit program for 1 July 2020 to 31 December 2020.

BUS13 Update On Review Of Internal Audit FunctionRECOMMENDED

That the Audit, Risk and Improvement Committee note the status of the review of the internal audit function.

DISCUSSION

The Internal Audit Coordinator outlined the progress made with the review of the internal audit function and highlighted some benchmarking with other Councils.

It was agreed the current in-house model with the capacity to outsource some individual audits remained appropriate.

The Internal Audit Coordinator highlighted the likely recommendation to increase the capability of the internal audit analyst position.

It was advised a self-assessment was underway to compare Council's current internal audit process to Institute of Internal Auditor guidance. On completion of this exercise the final recommendations will be provided to the General Manager and Audit, Risk and Improvement Committee for consideration.

The Committee were satisfied with progress and noted that an independent quality assessment of internal audit was scheduled for next year.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the status of the review of the internal audit function.

BUS14 Update On Reports From Authoritative BodiesRECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

BUS15 Checklist Of Compliance With Committee RequirementsRECOMMENDED

That the Audit, Risk and Improvement Committee note the checklist of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2020 calendar year.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the checklist of compliance with the Audit, Risk and Improvement Committee Charter and TPP 15-03 for the 2020 calendar year.

Ms Karakatsanis left after this item.

BUS16 General BusinessRECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The General Manager provided an update and in particular highlighted how well staff have adapted to recent changes throughout the pandemic and how survey results demonstrate that staff remain engaged.

A planned verbal update on the assessment of COVID-19's impact on Council's budget position was deferred to the next meeting. The General Manager advised Council will provide a more extensive presentation/report using a balanced scorecard approach that considers the state of play for Camden going forward. The Committee agreed with this approach and noted the action item already included at BUS06.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Business items discussed.

The Director Planning and Environment, Acting Director Customer and Corporate Strategy, Director Sport, Community and Activation and Chief Finance Officer left after this item.

CC01 Other Audit And Risk Related MattersRECOMMENDED

That the Audit, Risk and Improvement Committee note the other audit and risk related matters.

DISCUSSION

The Internal Audit Coordinator advised the Committee of the outcomes of a number of other audit and risk related matters internal audit have assisted with.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the other audit and risk related matters.

The Director Community Assets left during this item at 7.08pm.

Next Meeting:

The next meeting of the Audit, Risk and Improvement Committee is scheduled for Wednesday 30 September 2020 via Microsoft Teams commencing at 5.00pm.