



1. PROJECT OVERVIEW

Template	What is Covered
1. Project Overview	This document provides information on the project background, scope of works, project program (milestones) and risk management.
2. Communication and Engagement Plan	This document details key messages, stakeholders and communication mechanisms at different stages of the planning process.
3. Probity Plan	This document provides information on project governance, probity management and procedures.
4. Fee Agreement	This document sets out the contract agreement for Council to undertake precinct planning at full cost recovery.

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ABBREVIATIONS

Camden PCG	Camden Project Collaboration Group
CP	s7.11 Contributions Plan
DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
EP&A Act	NSW Environmental Planning and Assessment Act 1979

GSC/GCC	Greater Sydney Commission/Greater Cities Commission
ILP	Indicative Layout Plan
LGA	Local Government Area
PCG	Project Control Group
PWG	Project Working Group
s7.11	s7.11 of the EP&A Act
SCW	South Creek West Precinct
SEPP	State Environmental Planning Policy
SINSW	School Infrastructure New South Wales
SWGA	South West Growth Area
VPA	Voluntary Planning Agreement

DEFINITIONS

Council	Refers to Camden Council.
DPE	Refers to the NSW Department of Planning & Environment.
Project	Refers to land within [Insert Location/Precinct] within the South West Growth Area (SWGA) as demonstrated in Figure 1.
Council Project Manager	Refers to the Project Manager appointed by Council.
Project Participant	Refers to any person who is involved in the Project –including representatives from DPE, Council, other NSW Government agencies, the Proponent, the landowner(s), Master Planner and consultants.

<p>Proponent</p>	<p>Refers to _____, and/or any consultant (including the Lead Consultant) acting on behalf of _____</p> <p>The Proponent is considered to be the key contact for the planning proposal and has the responsibility of ensuring that information is provided in a timely manner and that it meets Council officers' expectations.</p> <p>The also proponent participates in the Project Working Group for Significant Planning Proposals.</p>
<p>Master-Planner</p>	<p>Refers to the Council appointed consultant to assist with the detailed master planning of the precinct.</p>
<p>Camden Precinct Collaboration Group (Camden PCG)</p>	<p>Comprises a member or members of the Executive of the DPE, a member or members of the Executive of Council; and a member or members of the Executive of other NSW Government agencies.</p>
<p>Project Control Group (Precinct PCG)</p>	<p>Comprises the Council Project Manager, Team Leader Strategic Planning, Manager Strategic Planning and may include senior management staff of Council (as required), and members of other NSW Government agencies (as required).</p>
<p>Project Working Group (PWG)</p>	<p>Comprises the Council Project Manager and Project Officers and may include Senior Management staff of Council; the Proponent; key consultants (as required), and members of other NSW Government agencies (as required).</p>
<p>Precincts SEPP</p>	<p>Refers to State Environmental Planning Policy (Precincts – Western Parkland City) 2021</p>

1 INTRODUCTION

1.1 Executive Summary

The (insert name of precinct or subject land) site is the subject of a Planning Proposal that has been submitted to Council. The site is located within the of the South West Growth Area (SWGA) as shown in **Figure 1 and Figure 2**.

On 2 November 2019, the Minister for Planning and Public Spaces (the Minister) announced a new approach to precinct planning. The announcement followed a review of 51 precincts across Greater Sydney, which concluded that the Department of Planning and Environment (DPE) could better target its role in the delivery of precincts by giving more responsibility to councils, leaving the State to focus on priority precincts. Under the new Collaborative Planning Framework, Council will play a more central role in the planning and rezoning of the [South West Growth Area \(SWGA\)](#) precincts.

Prior to the rezoning of land for urban development, a planning process must be completed to ensure the orderly and efficient development of the land in accordance with statutory requirements. Broadly, this includes:

- managing the Planning Proposal to provide a statutory plan and detailed development control plan;
- coordinating infrastructure provision and agency requirements, including establishing funding arrangements; and
- achieving Precinct level approval for relevant integrated development and other statutory requirements.

To guide planning, the DPE released an updated [Structure Plan for the South West Growth Area](#) in December 2022 and a [Guide to the South West Growth Area](#).

A [Section 9.1 Ministerial Direction](#) has also been issued to support the South West Growth Area. This Direction requires planning proposals to demonstrate consistency with the 2022 Structure Plan and Guide.



Figure 1:

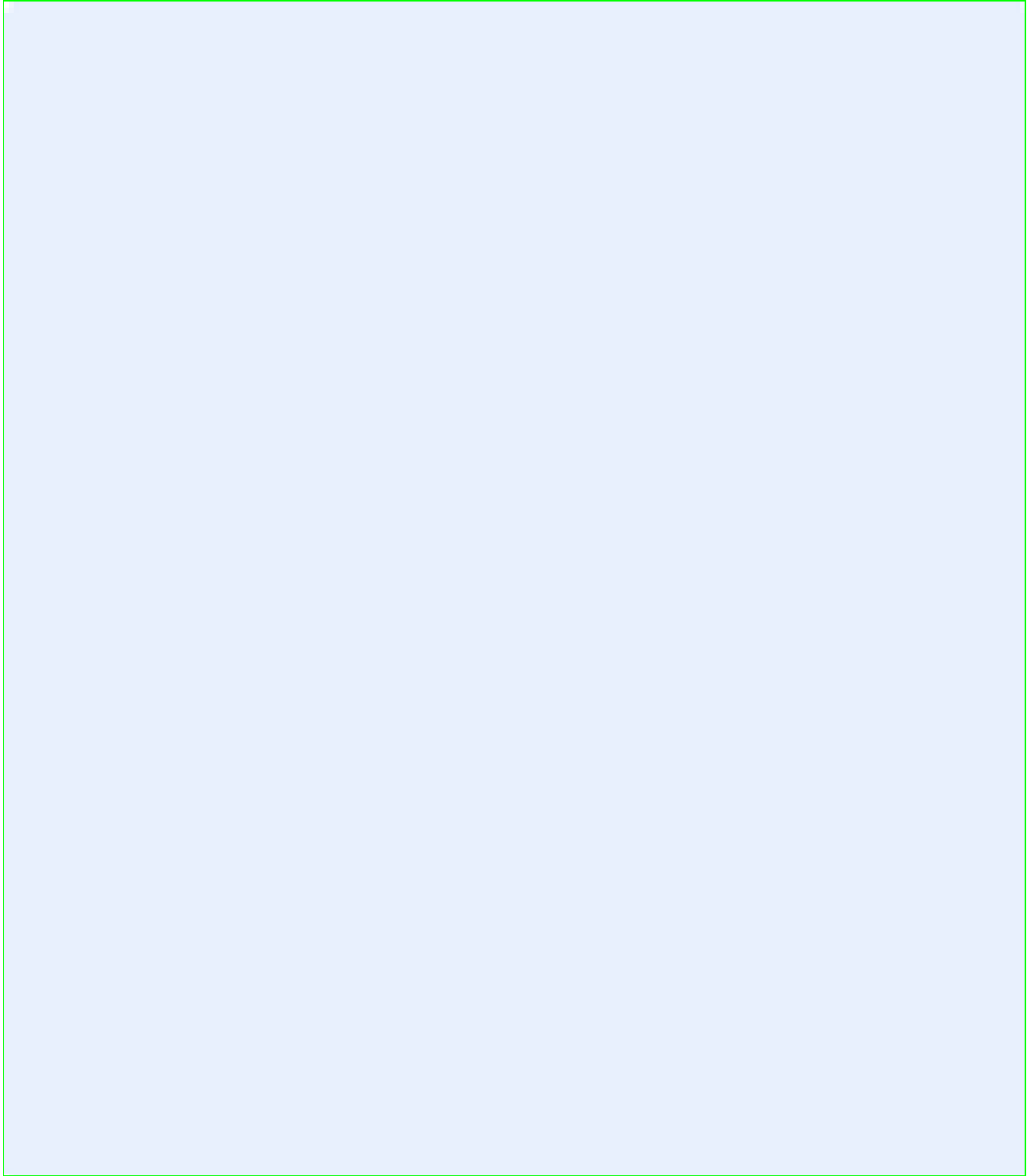


Figure 2:

1.2 Purpose of the Project Overview

This Project Overview has been prepared to assist the management of the Planning Proposal for the . site. The objective of the Project Overview is to ensure that the Planning Process for the Precinct is planned and executed in an orderly manner. It provides a road map for the participants in the process in terms of the scope, key milestones and risk management

2 PROJECT BACKGROUND

2.1 Planning Context

The South West Growth Centre (now known as the South West Growth Area) was established by the NSW Government in 2006. The SWGA consists of 17,000ha of greenfield land identified for urban development. The SWGA comprises 18 Precincts across the Camden, Campbelltown and Liverpool Local Government Areas (LGAs). Eleven (11) of these Precincts are located in the Camden LGA. The rezoning of precincts in the SWGA occurs through an amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. The Region Plan builds on a vision of three cities – the Eastern Harbour City, Central River City, and Western Parkland City, introduces the aspiration of a 30-minute city, and establishes 10 directions to guide future land use planning.

The Camden LGA forms part of the Western Parkland City, supported by the Metropolitan Cluster of the Western Sydney Airport and Aerotropolis, Penrith and Campbelltown-Macarthur. As identified in the Western City District Plan (District Plan), the Western Parkland City will be strongly linked to the Aerotropolis, where the South Creek spine will be a defining spatial element and provide capacity for an additional 184,500 new dwellings (approximately 25% of Sydney’s total growth) between 2016 to 2036.

Camden Council was required to meet the District five-year housing target of 11,800 dwellings (2016/2017 to 2020/2021) and to provide planning capacity for the 6-10 year (2021/2022 to 2025/2026) housing target of 10,000 to 12,000 dwellings, in addition to contributing to the 20 year strategic housing target for the District. The South West Growth Area (SWGA) will provide the majority of planning capacity to meet housing demand, supported by incremental growth within established areas.

Located in the SWGA, it is envisioned that will facilitate approximately dwellings to accommodate an expected population of

2.2 Overview of the Proposal

The subject Planning Proposal is identified as a Significant Planning Proposal under Council’s Planning Proposal Policy. The planning for will require coordination from DPE and State agencies to ensure that the planning and delivery of infrastructure will support the proposed housing growth in this area.

2.3 Key Elements of the Proposal

Elements	Proposed
Proposed zones	
Proposed heights	
Proposed lot sizes	
Target dwelling yield	<p>Note: This is an estimate based on the ILP submitted by the Proponent at lodgement.</p> <p>Note: The final dwelling yield is subject to the Planning Process.</p>
Target residential densities	
Employment and retail	
Public open space	
Social infrastructure	
Other	

These studies will be reviewed by Council officers and or consultants as part of the assessment of the Planning Proposal. This review process will determine any gaps and / or adequacy of the studies already undertaken.

A detailed scope of works for any peer-reviews of technical studies, or any further studies required to be undertaken, will be developed by Council representatives through the Project Working Group (PWG) process and endorsed through the Precinct Project Control Group (PCG). Any peer review of studies will be funded by the Proponent and at the direction of Council officers.

3.3 Indicative development parameters and infrastructure requirements from the studies

The indicative development parameters for _____ are summarised in the table below. **Note:** all proposed 'items' are to be assessed and determined during the Planning Process.

Development Parameters	Proposed Provision
Biodiversity	
Riparian	
Flooding/ Drainage	
Rail	
Bus	
Roads	
Health services	
Education	
Emergency Services	
Aboriginal Cultural Heritage	
European Heritage	
Bushfire	
Contamination	
Salinity	
Noise	
Potable Water	
Waste Water	

Electricity	
Smart Technology	
Gas	
Urban Heat	

3.4 Project Governance

The project will be overseen by a Project Control Group (Precinct PCG) and a Project Working Group (PWG).

The proponent will participate in the regular PWG meetings for the project and will have the opportunity to discuss issues with Council officers, raise concerns and respond to requests for information at these meetings.

The Camden Precinct Collaboration Group also has strategic oversight of all Planning Proposals in the Camden Growth Area.

4 PROJECT PROGRAM

4.1 Stages of the Project

The following table sets out the stages for the assessment of a planning proposal. Stages may not always be fixed and depending on the proposal, some stages may occur out of sequence or concurrently. The following program is a breakdown of the various stages involved in assessing a significant planning proposal.

Stage	Description
1.	<p>Pre-lodgement</p> <p>Pre-lodgement meeting(s) with Council Officers to discuss the Planning Proposal and/or Development Control Plan.</p> <p>Pre-lodgement advice from relevant State Agencies sought by proponent.</p>
2.	<p>Lodgement</p> <p>Lodgement of Planning Proposal, Technical Studies, Supporting Documentation, Indicative Layout Plan (ILP), Draft Development Control Plan (DCP) and Governance Documentation.</p>

Stage	Description
3.	<p>Councillor Circular</p> <p>Councillors are informed of the new Planning Proposal and provided with a summary of the changes proposed via a weekly circular update.</p>
4.	<p>Scoping and Review</p> <p>Finalisation of Project Framework documentation and commencement of Fee Agreement negotiation.</p> <p>Council officers will issue the Proponent with the draft Fee Agreement and final draft copies of the following:</p> <ul style="list-style-type: none"> • Probity Plan; • Project Overview; • Communication and Engagement Plan; and • Signed Confidentiality Agreement.
5.	<p>Execution of Fee Agreement</p> <p>Council officers and the proponent will finalise and execute the final Fee Agreement.</p> <p>Further stages in the project will rely on this Fee Agreement being executed.</p>
6.	<p>Initial Councillor Briefing</p> <p>Council officers will present the Planning Proposal at a Councillor Briefing to ensure early consultation.</p>
7.	<p>Preliminary Assessment</p> <p>Council officers will review the package including the ILP, Planning Proposal, draft DCP and technical studies.</p> <p>Preliminary consultation with relevant agencies may also occur at this stage.</p> <p>Council officers may request additional information and/or updates to any of the package documents from the Proponent where required.</p>
8.	<p>Second Councillor Briefing (if required)</p> <p>Council officers provide an update on key issues for further consideration prior to initial notification.</p>
9.	<p>First Request for Information</p> <p>Council officers will provide a letter advising of any information outstanding or key issues that are to be addressed prior to initial notification.</p>

Stage	Description
10.	<p>Initial Notification and Preliminary Consultation with State Agencies</p> <p>Council officers will undertake initial notification of the Planning Proposal and preliminary consultation with State Agencies. The stage and timing of initial notification and preliminary consultation may vary and will be determined on a case-by-case basis</p>
11.	<p>Consideration of Submissions and Post Initial Notification Amendments</p> <p>Council officers will request additional information to address key matters raised via the initial notification. Officers will undertake an assessment of the revised proposal prior to preparing a report to the Camden Local Planning Panel (CLPP).</p>
12.	<p>Finalisation of Draft ILP</p> <p>The ILP is to be finalised prior to the preparation of the Contributions Plan and /or Voluntary Planning Agreement (VPA) and/or Works In Kind Agreement (WIKA). Support and sign-off from the subject matter experts is required prior to progressing to the preparation of contributions plans and/or VPA and/or WIKA.</p> <p>Council is to be satisfied that the submissions made in response to the initial notification and any concerns raised, are largely resolved prior to progressing to the CLPP.</p>
13.	<p>Preparation of Section 7.11 Plan and / or VPA and/or WIKA</p> <p>As the physical design of the new community evolves, infrastructure items are to be costed under s7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Preparation of a Contributions Plan needs to occur at this stage, as these items need to be tracked and costed so that a final draft Contributions Plan can be drawn up once the ILP is agreed upon. The Contributions Plan will require the endorsement of Council.</p> <p>A Voluntary Planning Agreement (VPA) or Works In Kind Agreement (WIKA) may also be prepared to replace or to work in conjunction with the s7.11 Plan. The VPA will require the consideration of Council.</p> <p>Note: This process is undertaken by the Contributions Team and is separate to the Planning Proposal Process.</p>
14.	<p>Third Councillor Briefing</p> <p>Council officers provide a summary of outcomes from initial notification/community engagement prior to reporting to the CLPP.</p>

Stage	Description
15.	<p>Debrief, Review of Project and Probity Plan Check In</p> <p>A formal review and debrief will be undertaken by the Project Working Group (PWG) at key stages to identify improvement opportunities, understand and to resolve key issues impacting progress.</p> <p>A review of the probity plan, to ensure conflict of interest forms and confidentiality agreements are up to date, will also be undertaken at this stage.</p>
16.	<p>Report to Camden Local Planning Panel (CLPP)</p> <p>Under Section 9.1 of the EP&A Act, all planning proposals are required to be reported to the CLPP for advice prior to Council Determination.</p>
17.	<p>Updates to the Planning Proposal Post reporting to the CLPP</p> <p>In some circumstances amendments to the Planning Proposal may be required based on the advice provided by the CLPP. Where this occurs, updates will need to be completed prior to reporting the Planning Proposal to Council.</p>
18.	<p>Post-Panel Councillor Briefing</p> <p>Council officers will present the planning proposal at a Councillor Briefing to provide any updates on the proposal and any recent amendments.</p>
19.	<p>Report to Council</p> <p>A report is required to be prepared for Council's consideration to endorse the Planning Proposal and forward it to the Minister seeking a Gateway Determination under s3.34 of the EP&A Act.</p> <p>A report to Council will only be prepared when the proposal is at a stage where Council officers believe all issues relevant to the proposal have been resolved and that the proposal can proceed to a Gateway Determination without any further delays.</p>
20.	<p>Contributions Plan Report to Council (if required)</p> <p>Council's Contributions Planning Team will undertake a separate report to Council. This will be run concurrently with the Planning Proposal process.</p> <p>Note: This process is undertaken by the Contributions Team and is separate to the Planning Proposal Process.</p> <p>If proposing to enter into a VPA or WIKA, the proponent will need to provide a Letter of Offer, to Council officers with the Planning Proposal</p>

Stage	Description
21.	<p>Submit the Planning Proposal to Minister for Gateway Determination</p> <p>Subject to endorsement from Council, Council officers will forward the Planning Proposal to DPE for consideration and issuing of a Gateway Determination in accordance with s3.34 of the EP&A Act.</p>
22.	<p>DPE Review and issue of Gateway Determination</p> <p>DPE will review the proposal and issue a Gateway Determination if the Planning Proposal has met all relevant requirements.</p>
23.	<p>Complete Required Technical Information</p> <p>Council officers will provide additional technical information where required. The Proponent may be required to assist with the preparation of required technical information to satisfy the conditions of the Gateway Determination.</p>
24.	<p>Consult with Government Agencies</p> <p>Council officers will consult with government agencies in accordance with the conditions of the Gateway Determination.</p>
25.	<p>Debrief, Review of Project and Probity Plan Check In</p> <p>A formal review and debrief will be undertaken by the PWG at key stages to identify improvement opportunities, understand and to resolve key issues impacting progress.</p> <p>A review of the probity plan, to ensure conflict of interest forms and confidentiality agreements are up to date, will also be undertaken at this stage.</p>
26.	<p>Public Exhibition</p> <p>The Planning Proposal package will be exhibited in accordance with the conditions of the Gateway Determination. This may involve a 4 – 6-week exhibition period or in some cases longer), depending on the circumstances.</p>
27.	<p>Consideration of submissions and post-exhibition amendments</p> <p>Council officers consider submissions received and make amendments to the proposal, where appropriate.</p>
28.	<p>Post-exhibition report to Council</p> <p>A post-exhibition report to Council may be required if there are unresolved issues as a result of submissions received. If there are no unresolved submissions and there are no significant post-exhibition amendments proposed to the ILP, a post-exhibition report to Council may not be required.</p>

Stage	Description
29.	<p>Debrief, Review of Project and Probity Plan Check In</p> <p>A formal review and debrief will be undertaken by the PWG at key stages to identify improvement opportunities, understand and to resolve key issues impacting progress.</p> <p>A review of the probity plan, to ensure conflict of interest forms and confidentiality agreements are up to date, will also be undertaken at this stage.</p>
30.	<p>Submit Proposal to DPE to Finalise the SEPP</p> <p>This stage will include review of finalisation documents, preparing a planning report to ensure that all matters have been resolved, checking of proposed mapping, and review of wording by the Parliamentary Counsel's Office (PCO).</p>
31.	<p>Ministerial Approval</p> <p>After considering the planning report, the Minister approves, amends or does not approve the planning changes.</p>
32.	<p>Notification of SEPP</p> <p>Once the plan is made, DPE requests that PCO notify the plan on the NSW Legislation website. Where the council is the LPMA, it must request DPE notify the plan. The plan comes into force on the day the LEP is published on the NSW Legislation website, or a later date specified in the LEP.</p>
33.	<p>Formal De-Brief</p> <p>Following the notification of the LEP or SEPP, a formal debrief and review of the Planning Proposal assessment process is required. This process is to include Council officers and management. Consultation with the proponent may also be undertaken.</p>

4.2 Timing

Although the DPE LEP Making Guideline provides timeframes for the assessment of Planning Proposals, these do not take the complexity of Significant Planning Proposals into account and so timing may not be in line with the guideline.

It is also noted that the Gateway Determination issued by the DPE generally provides a 6 to 12-month timeframe for finalisation of the planning process. Due to the significant scale of a Significant Planning Proposal, this may warrant an extended timeframe for the finalisation of the planning process and a Gateway Alteration to extend timeframes may need to be sought.

5 RISK AND CHANGE MANAGEMENT

5.1 Risk Management

A risk assessment and management plan has been prepared for the planning process. This will inform consultation with the Proponent with the intent of agreeing on the range of risks, the risk rating and management actions. Management actions are aimed at preventing risks and managing risks that do occur. The following table identifies risks of highest likelihood and highest impact and the possible mitigation strategies. Additional risks relating to probity are assessed in the separate Probity Plan.

Risk	Consequences	Likelihood	Risk Rating	Management Actions
1. Insufficient information to inform the precinct planning process.	Information is not sufficiently detailed to inform rezoning.	Unlikely	Low	Ensure all project deliverables are completed to ensure a robust suite of supporting documentation.
	Information is not sufficiently detailed to inform agency signoffs.	Possible	Medium	Communicate with relevant agencies and Council to consider the adequacy of information. Communicate with the Proponent to enable further investigations to proceed.
	Assumptions are required to inform re-zoning or approvals.	Possible	Medium	Consult with agencies and Council specialist staff to determine what assumptions are reasonable as a basis for planning decisions. Identify and clearly document assumptions in Planning Report, including mapping of locations where decisions have been based on assumptions. Identify where further work is required to inform signoffs or development consents, including

Risk	Consequences	Likelihood	Risk Rating	Management Actions
				mapping and documentation in Precinct Planning Report.
2. Availability of Project Management Resources.	Internal project management constraints. Time, scope, quality, and budget management are affected.	Possible	Medium	Commitment of full time Project Manager and Senior Project Management staff (Project Team) during precinct planning.
3. Procurement processes delay engagement of consultants.	Program is delayed.	Likely	High	<p>Program to include lead times for consultant engagement (peer-review tasks) based on knowledge of procurement processes.</p> <p>Alert management in advance to allow for additional procurement resources.</p>
4. Consultant resources unavailable.	Program is delayed	Possible	Medium	<p>Provide clear information on timing requirements in consultant briefs.</p> <p>Ensure procurement is planned to meet timing requirements of the brief as much as possible.</p> <p>Consultant briefs are to ensure consultants have sufficient depth of resources to respond to changes in program and shifting workload.</p> <p>Proponent must facilitate direct communication between Council's Project Manager and the relevant consultant, when required.</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
<p>5. Consultants do not meet timing requirements for delivery of information.</p>	<p>Program is delayed.</p>	<p>Possible</p>	<p>High</p>	<p>Consultant selection criteria to include ability to deliver on time as a high priority criterion.</p> <p>Focus on delivery and program when briefing and communicating with consultants.</p> <p>Consultant performance reporting to include consideration of timing.</p> <p>Consider on-time delivery when processing payments.</p> <p>Ensure Council inputs to consultant work are provided on time and are of appropriate quality.</p>
<p>6. Specialist studies identify significant constraints to development (e.g., land capability/suitability, heritage or ecology).</p>	<p>Development potential of precinct is reduced.</p>	<p>Possible</p>	<p>Medium</p>	<p>N/A</p>
	<p>Increased complexity of agency approvals.</p>	<p>Likely</p>	<p>High</p>	<p>Early and ongoing consultation with agencies to agree on the findings of specialist studies and the level of constraint.</p> <p>Consider need to escalate negotiations with agencies to resolve conflicts.</p>
	<p>Program is delayed.</p>	<p>Possible</p>	<p>Medium</p>	<p>Clearly define scope and agree on the extent of additional work required to meet approval requirements.</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
7. Aboriginal groups not effectively engaged	Resistance to findings and ILP.	Possible	High	<p>Identify and consult relevant First Nations People through consultation, advertising and specialist advice.</p> <p>Engage Indigenous heritage specialist to undertake consultation process.</p> <p>Clearly scope and agree with consultant on effective engagement of First Nations People.</p> <p>Consult with groups and individuals on draft ILP to refine conservation outcomes.</p>
	Inability to achieve s.90 sign-off (grant of Aboriginal heritage impact permit).	Possible	Medium	<p>Establish consultation and communication strategy for First Nations People to ensure they are informed of study outcomes and the basis for decisions on conservation of Aboriginal heritage.</p> <p>Involve NSW Environment, Energy and Science Group in communications with First Nations People (either directly or through information).</p> <p>Determine whether partial sign-off (part of precinct or in principle approval) is able to be obtained.</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
	Poor publicity for Council.	Possible	Low	Manage via Communication and Engagement Strategy.
8. Agency requirements for signoffs are more rigorous than anticipated.	Scope of work and costs increase.	Likely	High	Consult with agencies as early as possible following completion of baseline studies to determine approval requirements. Negotiate appropriate level of assessment based on what is reasonable for rezoning.
	Timing for agency signoffs does not match with overall program.	Likely	High	Consult with agencies as early as possible to establish information required for signoffs. Consider need to defer signoff to DA/subdivision stage or obtain partial or in principle sign-off, as a last resort.
9. Agency approvals not obtained.	Inability to fulfil commitments for land release.	Possible	Medium	Consider cost-effectiveness of achieving full sign-off in terms of government vs private sector expenditure.
10. Consultants under-scope investigations.	Cost increases through variations.	Likely	Medium	Include clear descriptions of the required scope of work to inform tenderers and enable them to scope their work appropriately. Include assessment criteria to consider completeness of scope and specification of exclusions.
	Insufficient information to support decisions.	Possible	Medium	

Risk	Consequences	Likelihood	Risk Rating	Management Actions
				<p>Ensure scope of work reflects understanding of the level of information required to inform necessary approvals.</p> <p>Include budget contingencies to cover additional investigations (where possible).</p> <p>Ensure scope of work is as comprehensive as possible.</p>
<p>11. ILP, LEP, SEPP, DCP or s7.11 plan/VPA not prepared or supported by Council.</p>	<p>Council does not support rezoning.</p>	<p>Unlikely</p>	<p>Medium</p>	<p>Include briefings to Councillors at key stages.</p> <p>Facilitate two-way communication to ensure Council views are understood and incorporated into planning.</p>
<p>12. Strong community opposition to precinct plan.</p>	<p>Poor publicity for Council.</p>	<p>Unlikely</p>	<p>Low</p>	<p>Manage via Communication and Engagement Strategy.</p>
	<p>Local/ regional media interest and negative reporting.</p>	<p>Unlikely</p>	<p>Low</p>	<p>Manage via Communication and Engagement Strategy.</p>
<p>13. Land acquisition costs significantly increase s7.11 contribution rates.</p>	<p>Cost of lot release to market is high.</p>	<p>Possible</p>	<p>High</p>	<p>Review land area required for local infrastructure and services iteratively with the development of the s7.11 plan or VPA to enable costs to be tracked and refined.</p> <p>Communicate with NSW Environment, Energy and Science Group, and Council to negotiate land required for riparian setbacks, flooding and</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
				<p>drainage and determine appropriate funding split.</p> <p>Concept design of physical infrastructure at least as part of s.7.11 plan/or VPA to provide reasonable accuracy of land area requirements and cost estimates.</p>
<p>14. Council and/or NSW Environment, Energy and Science Group reluctant to acquire riparian lands without appropriate funding mechanism.</p>	<p>Program is delayed.</p>	<p>Unlikely</p>	<p>High</p>	<p>Develop a Riparian Strategy detailing controls and outcomes to be addressed in future development to enable exemptions to apply.</p>
	<p>Generic riparian land development provisions apply.</p>	<p>Unlikely</p>	<p>Low</p>	<p>Investigate funding options based on conservation value of land, ownership models, Council views, future land use.</p>
	<p>Inability to levy Section 7.11 for acquisition and management of riparian corridors with no associated infrastructure purpose.</p>	<p>Unlikely</p>	<p>High</p>	<p>Refer to Council's Dedication of Constrained (Riparian) Lands Policy.</p> <p>Ensure appropriate mechanisms for the dedication/acquisition of riparian land (via Section 7.11 Plan or VPA).</p>
	<p>Affects ownership options of riparian land and potential management inconsistencies.</p>	<p>Unlikely</p>	<p>High</p>	<p>Consider opportunities for part of corridor to be used for open space and/or drainage.</p> <p>Require management options be incorporated in future development consents via DCP.</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
<p>15. Timing of essential infrastructure delivery does not match timing of land release.</p>	<p>Infrastructure and services are not in place to meet demand.</p>	<p>Possible</p>	<p>Medium</p>	<p>Council to facilitate ongoing communication with service providers/ agencies to ensure they are aware of planning processes.</p> <p>Precinct Infrastructure Report/Implementation Plan to define infrastructure requirements based on likely sequencing/timing of land release.</p>
<p>16. Government agencies reluctant to make commitments on provision of infrastructure timing or locations.</p>	<p>Implications for Plan preparation.</p>	<p>Possible</p>	<p>Medium</p>	<p>Infrastructure Report/Implementation Plan to be prepared that clearly defines infrastructure requirements (timing and location) related to development staging.</p> <p>Council to negotiate agreement from agencies to commit to infrastructure and service provision to the extent that budgeting, planning and Treasury processes allow.</p> <p>Where necessary, other agency internal agreements are to be reached but public disclosure to be limited where confidentiality is required.</p>

Risk	Consequences	Likelihood	Risk Rating	Management Actions
17. Landowner/ Proponent speculation based on structure plan not realised due to changes through precinct planning.	Negative landowner reaction at a political or Council Executive level.	Likely	High	Establish clear communication with Proponent throughout precinct planning process.