Attachments

Ordinary Council Meeting

Camden Council Administration Centre 70 Central Avenue Oran Park

10 October 2023











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Lowes Creek Maryland (Birling) Precinct

Planning Proposal for Minor Amendments to Mapping and Controls in State Environmental Planning Policy (Precinct -Western City Parkland) 2021; Appendix 5 Camden Growth Centres Precinct Plan

Request for Minor Amendments to Adopted Indicative Layout Plan and Camden Growth Centres Precincts Development Control Plan Schedule 6

> Original Submission 01 December 2021 Amended Submission 14th March 2023 Reformatted Amendment 13th September 2023 (Version 4)

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Document author Peter Mitchell, Cameron Brae Group

Acknowledgement

Cameron Brae Group acknowledges the Traditional Owners of the many lands on which we live and work. We pay respects to First Nations Elders past and present and thank them for their continuing care of country, culture, and community.

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1. Introduction

The rezoning of the Lowes Creek Maryland Precinct in the Camden Council LGA was published by the Minister for Planning on 16 July 2021. The rezoning was the culmination of an intensive collaboration between the NSW Government, Camden Council, Agencies, and the landowners in the precinct.

In the months leading up to the rezoning publication the proponents of part of the Precinct (Cameron Brae Properties responsible for the "Birling" property in the Precinct) raised a number of aspects with the proposed zoning mapping, Indicative Layout Plan (ILP) and Draft Development Control Plan (DCP) that warranted further investigation as there was evidence to suggest that they could be improved to provide more effective urban outcomes that satisfy the heritage, place making, environmental performance / access / connectivity and housing diversity objectives of the precinct.

Given the momentum underway at the time Cameron Brae Properties was advised by both Council and the NSW Department of Planning, Industry and Environment (DPIE) to defer any requests to explore these opportunities until after the rezoning of the Precinct had been published.

With the rezoning process successfully published this amendment Proposal and accompanying requests form the submission to Camden Council, as the Responsible Planning Authority, to undertake minor housekeeping amendments that may respond to the opportunities identified in 2021. The intended outcomes of the Proposal are to:

- Provide a more functional and connective local road network.
- Provide enhanced open space network with improved amenity and functionality, ecology, and heritage connections.
- Diversify the range and amend the distribution of Residential Densities.
- Provide a more adaptive and practical heritage precinct.

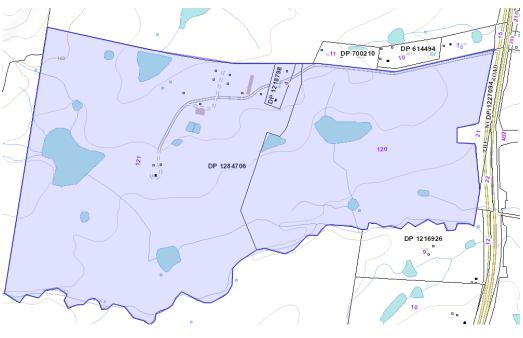
To achieve these outcomes the Proposal will notably amend the adopted Indicative Layout Plan (ILP) incorporating the above initiatives, relevant figures within the Camden Growth Centres DCP Schedule 6, and the State Environmental Planning Policy (Precincts - Western Parklands City) 2021 density and land acquisition mapping. As a further outcome of the changes to the Birling 1937 heritage precinct less significant amendments will occur to height of buildings, minimum lot size, Land use and heritage mapping. Important elements of the proposed changes are that public open space is not diminished and that a greater diversity of housing will be provided with no net housing increase.

An amendment of the original submission in March 2023 retained a number of these requests, updated planning instrument references, addressed Council comments received in relation to the December 2021 submission and added further minor amendment requests to the Planning Proposal application. This latest amendment reformats the information into the required DPE format provided in the "Local Environmental Plan Making Guideline" August 2023.

2. The Land Subject of the Proposal

The site that is the subject of the Proposal and requests for amendments is traditionally and customarily identified as "Birling" and is located within the southern part of the suburb of Bringelly approximately two kilometres south of the intersection of Bringelly and The Northern Roads. A site plan is presented in **Figure 1** below.

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> Figure 1: Plan of Subject Site

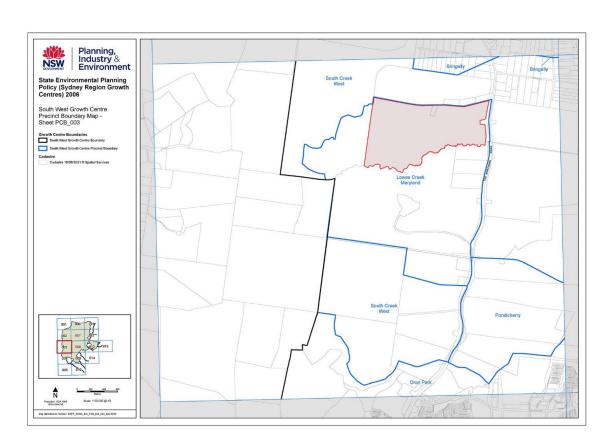
The Description of the site is as follows:

- Street Address: No. 975 The Northern Road Bringelly NSW 2556.
- Lot/DP: Lot 4 DP1218798 and Lot 120 & 121 DP 1284706.
- Total Site Area: 137.19 ha; and
- Ownership: Cameron Brae Properties Pty Ltd ACN 143 979 515

3. The Existing Planning Provisions

The Site is located in the northern part of the Lowes Creek Maryland Precinct in the Southwest Growth Area in the Camden Council LGA. The location of site in the State Environmental Planning Policy – SEPP (Precincts - Western Parkland City) 2021 Precinct Plan is illustrated in **Figure 2**.

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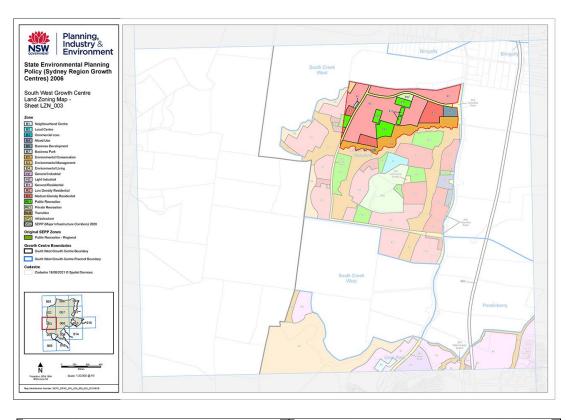
> Figure 2: location of site in the SEPP (Precincts Western Parkland City) 2021 Precinct Plan

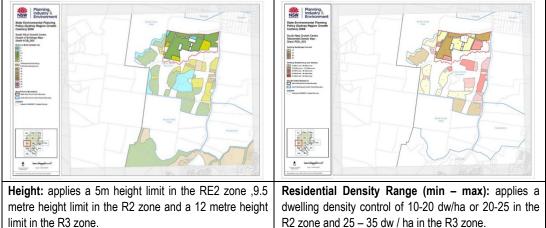
The Site is predominantly zoned in the SEPP as low density residential R2 with accompanying RE1 (parkland) SP2 (roads), R3, (Medium Density Residential) B5 (Bulky goods), RE (Private Recreation) and C2 (Environmental Conservation)) zones that reflect the pattern of land uses in the Indicative Layout Plan (discussed below and at **Appendix 2**) and the vision for the precinct.

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The SEPP imposes supporting built form and density controls; the relevant controls of which are summarised and presented in **Figure 3** Below. The plans can be viewed in higher resolution and detail at https://www.planningportal.nsw.gov.au/publications/environmental-planning-instruments/state-environmental-planning-policy-precincts-western-parkland-city-2021





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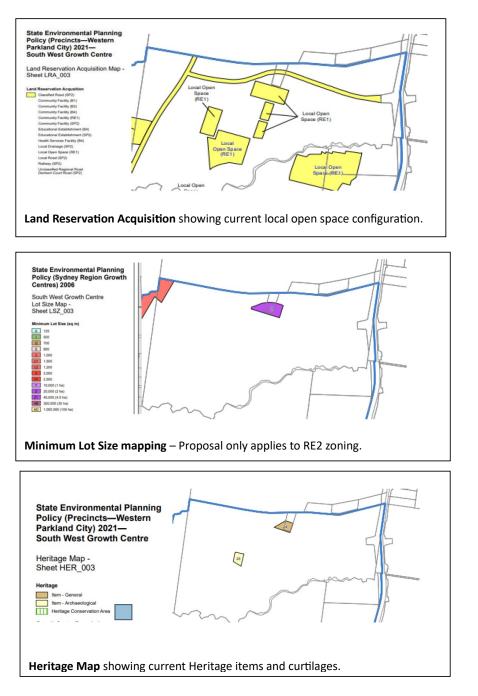
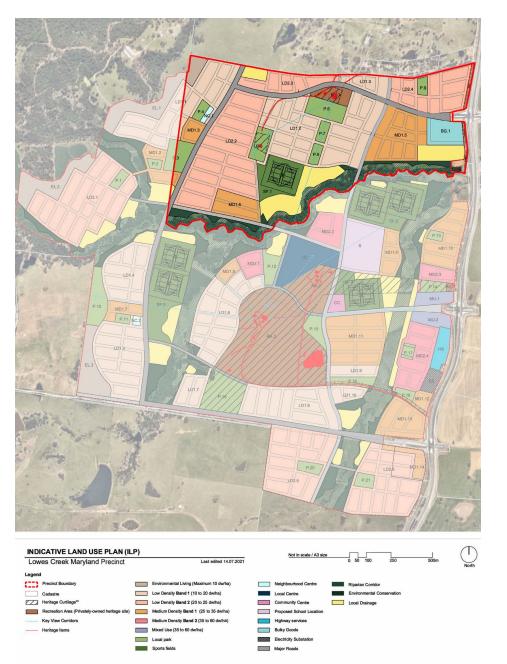


Figure 3: Summary of Principal Zoning of site in the SEPP (Precincts Western Parkland City) 2021

From the Camden Growth Centres Precincts Development Control Plan Schedule 6 the Indicative Layout Plan (ILP), with Birling highlighted, is illustrated in **Figure 4** below.

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> Figure 4: The site in the current ILP (From Camden Growth Centres DCP Schedule 6)

A strategic analysis has been completed to identify how amendments to the current ILP can better serve the objectives for the LCM Precinct and Birling property. This analysis is included at **Appendix 2** and provides a step through of the current ILP, its shortcomings and then opportunities that can unlock change to enable the ILP to align more completely with the LCM Precinct planning objectives. This strategic analysis forms the basis for the Planning Proposal. The proposed ILP is included in the CGC DCP Schedule 6 at **Appendix 6** & also **Appendix 7**.

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4. The Planning Proposal

4.1: Objectives and intended outcomes.

The objective for the Planning Proposal is to amend the adopted Indicative Layout Plan within Schedule 6 of the Camden Growth Centres Precincts Development Control Plan for the "Birling" property within the Lowes Creek Maryland Precinct. The proposed amendments require modification of the mapping, development standards and includes additional permitted uses under the State Environmental Planning Policy (Precincts - Western Parklands City) 2021. The amendments will have several elements and intended outcomes as separately itemised below:

The Intended outcomes for the Proposal are:

- 1. Amend local road network to provide more functionality aligning with site topography, permeable pedestrian and transport movement including additional green link road (movement corridor) approximately 150 metres to the south of Birling 1937 that will link Birling 1937 and Birling 1812 and the commercial and recreational spaces on the property (improved placemaking).
- 2. Amend open space network to enhance open space amenity and functionality, ecology, heritage view lines and appreciation.
- 3. Diversify the range and amend the distribution of Residential Densities to reduce heritage impacts and place a higher density living precinct near services and transport infrastructure.
- 4. Review heritage curtilage for the RE2 zoning and planning controls associated with the Birling 1937 heritage precinct and heritage carriageway and its interpretation.

As outlined in the strategic assessment in **Appendix 2**, the proposed amended ILP and vision offered in this submission will more successfully achieve Government's objectives for the zoning and development of the LCM Precinct and specifically the subject Birling property.

4.2 – Explanation of provisions

Intended provisions include:

- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Land Zoning map across the Birling property.
- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Minimum Lot size map in line with the amendment to the Birling 1937 heritage precinct and RE2 zoning and amend Minimum Lot size from 2 Hectares to 1 Hectare.
- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Land Reservation and Acquisition map to align with the intended amended open space and Birling 1937 Heritage precinct and RE2 zoning.
- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Additional Permitted Uses mapping for the amended Birling 1937 Heritage precinct and RE2 zoning.
- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Height of Buildings mapping for the amended Birling 1937 Heritage precinct and RE2 zoning and increase the maximum permissible height in this precinct from 5m to 6m in line with existing building ridge heights.
- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Dwelling Density map to redistribute the density controls across the site including the addition of a 35-60 dwellings/Hectare category.

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- Amend the State Environmental Planning Policy (Precincts Western Parklands City) 2021 Heritage mapping for the amended Birling 1937 Heritage precinct and RE2 zoning.
- Amend clause 4 of Schedule One of the State Environmental Planning Policy (Precincts Western Parklands City) 2021 by inclusion of additional permitted uses Commercial Premises, Centre Based Childcare Facility and Medical Centre.

To clearly outline the changes to State Environmental Planning Policy (Precincts - Western Parklands City) 2021 Land Zoning mapping as a result of the proposed ILP amendments, **Figure 5** shows the current Land zoning and **Figure 6** the proposed Land Zone mapping.

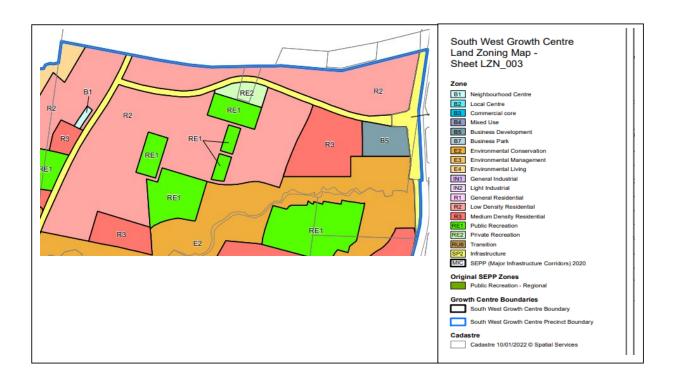


Figure 5 – Current Land Zoning Map

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Attachment 1

Attachment 1

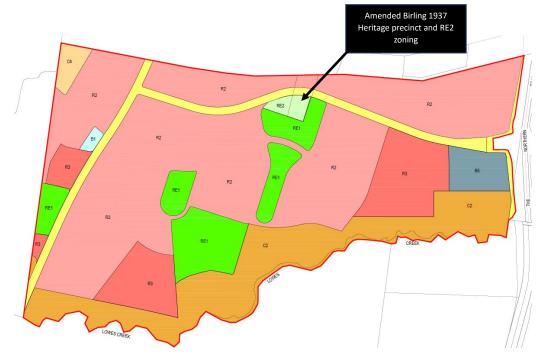


Figure 6 – Proposed Land Zoning Map

Further requested amendments to the suite of planning controls for the Birling property include:

- Amend the ILP for the Birling property within the Camden Growth Centres Precincts Development Control Plan Schedule 6
- Amend all figures within the Camden Growth Centres Precincts Development Control Plan Schedule 6 showing the proposed new indicative layout.
- Amend relevant text within the Camden Growth Centres Precincts Development Control Plan Schedule 6 including the proposed interpretive signage at the Birling 1812 site to acknowledge the heritage carriageway that is removed from the proposed ILP (Schedule 6 S4.1).

The intent of the amendments is to achieve the above objectives through a series of specific changes to the mapping that in many instances relate to and around the Birling 1937 Heritage Precinct. The changes to the open space and road network in the ILP and proposed density have a flow on effect to the SEPP mapping however many of these changes are relatively minor. To clearly outline the intended changes **Figure 4** displays the current Camden Growth Centres DCP Schedule 6 ILP and **Figure 7** the proposed ILP with changes numbered and labelled.

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Figure 7– The proposed ILP (refer also Appendix 6)

The proposed ILP Amendments labelled in Figure 7 are:

- 1. Adjustment of the local road approaches to this intersection to conform with intersection geometry requirements.
- 2. The enhancement of the sub arterial road access function with a mid-site local "boulevard" style road that adopts the route and location proposed in the visual and view analysis in Figure 8. The road route increases the ability for the ILP to achieve the heritage view corridor linkages and objectives it seeks. A boulevard style road function is also more sympathetic to, and less intrusive, within its residential environment and more sympathetic to the heritage significance of the place; This road will include traffic calming measures and provides an opportunity for important place making initiatives. The local road amendments are addressed in the Traffic memorandum from GHD, refer to Attachment One.
- 3. The removal of the multiple vehicular crossing points in Parks 6, 7 and 8 and the view corridor with the crossing function amalgamated into the boulevard road.
- 4. The Modification of the local road network to better fit with topography. The configuration of roads perpendicular to contours avoids the need for high retaining walls parallel with contours at the rear of lots and instead accommodates gradient by much less intrusive low height retaining walls on side boundaries. This approach also reduces the need for significant modification to existing landform as part of estate bulk earthworks.
- 5. The preservation of the heritage curtilages surrounding Birling 1812 and minor amendment to Birling 1937. Enhancements to Birling 1937 Heritage Precinct controls include a more historically accurate curtilage boundary, additional permitted usages, amended minimum lot size and amended height permissibility to match existing buildings. The existing heritage carriageway is proposed for inclusion as part of the Birling 1812 heritage interpretive display. The Birling 1812 locally listed heritage site is an Archaeological site and there are no structures or visible evidence remaining from the homestead and outbuildings depicted in the early painting and photographs of Birling 1812. The current driveway that leads to this site is highly modified and there is no conclusive evidence that it represents the historical access way to the Birling 1812

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Homestead. The current ILP provides an inefficient solution in attempting to retain the Carriageway within the road network. The carriageway route currently represents as an anomaly on the ILP achieving neither interpretation nor connectivity objectives. The interpretation of this driveway does not require a physical corridor that will typically be constructed using a low maintenance concrete pathway that has none of the former track characteristics. The inclusion of the "Carriageway" in the archaeological management plan and heritage interpretation strategies for the Birling 1812 site will achieve the intended recognition for this element of the site's history.

- 6. The preservation of, and improvement to the existing confirmed heritage and place making view corridors in the ILP; Rezoning of land immediately to the east of Birling 1937 from RE2 to RE1 where a significant local park is proposed allowing public access and improving north to south connectivity. This action will preserve this important view line by establishing public ownership and control.
- 7. The establishment of new view corridors to Birling 1937 and Birling 1812 from the new boulevard road. Furthermore, Parks P5 and 6 (and the heritage items within them) will be elevated above the roadway contributing to a traveller's visual appreciation of their presence.
- 8. The establishment of new view corridors to parks and Lowes Creek improving legibility (ease of understanding of surroundings and way finding), place making and amenity for residents and visitors. This is particularly important for the oval, which in the existing ILP is hidden and isolated from movement paths for any uninitiated visitor unfamiliar with the area (and thus not easy to find).
- 9. The retention of existing trees within Park P9 that would have been lost with the previous location of Park P9 in the existing ILP.
- 10. The reduction in density at the periphery and behind the view corridor to Birling 1812 and Park P5 from Maryland improving the visual setting of the park.
- 11. The lowering of density in the northwest corner of the site to improve dwelling diversity and reduce the extent of higher density residential housing in this part of the site distant from services and amenities.
- 12. The Lowering of density in the northeast corner of the site to increase housing diversity, encourage the preservation of remnant existing trees in this part of the site where possible and facilitate a lower density character for the site at its entrance from The Northern Road consistent with its heritage values.
- 13. An increase in density in the southeast corner of the site in a location with a high level of residential amenity adjoining retail services and facilities, parks, public transport, Lowes Creek and the future school and sports fields. This location will also have minimal environmental impact.
- 14. Minor modifications to local roads adjoining parkland on both sides and at the perimeter of parklands within heritage view corridors to improve the interface between parkland and adjoining uses, facilitate movement along the parkland edges and improve the visual character of the view corridors within which they reside.
- 15. Minor modifications to the road network at the boundary of the site with the South Creek West Precinct 2 ILP property to marry with the proposed local road network between the two precincts; and
- 16. No change to the established boundaries of Lowes Creek, the riparian corridor and the vegetation protection area within the existing ILP and SEPP Maps.

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4.3 – Justification of strategic and site-specific merit

This section addresses the need for the proposed amendments and details why the Planning Proposal is the best approach.

4.3.1 Need for the Planning Proposal

1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No, the planning proposal is the outcome of a review of the adopted ILP and the subsequent amendments to zoning controls and mapping that flow on from this review. The strategic analysis of the current ILP and planning controls provided at **Appendix 2** thoroughly considered various objectives for the LCM Precinct and how the current ILP was achieving those objectives. Through this review the ILP has been reconfigured to deliver improved outcomes and this has resulted in required changes to SEPP mapping and the relevant Camden Growth Centres DCP. Some minor changes to additional permitted uses are also a part of the request to facilitate improved opportunities for Birling 1937 heritage precinct.

2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Proposal is seen as the best way to amend the road network, open space, density and heritage controls to obtain an enhanced outcome for the final development. The amendments are necessary to achieve the stated objectives and could not be achieved through incremental development applications as this process results in ad hoc planning and a poorly integrated planning outcome. The proposed ILP amendment and resultant SEPP mapping changes along with changes to the relevant Camden Growth Centres DCP provide for a clear direction and language for the developer, assessing authority and the public to reference.

4.3.2 Relationship to the strategic planning framework

3 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities – the Greater Sydney Region Plan (2018) is the NSW State Government's overarching strategic plan that outlines a 40-year vision and sets out a 20-year plan to manage growth and change within Sydney.

It identifies key challenges facing Sydney including a population increase of 1.7 million, and a requirement for 725,000 new homes by 2036, as well as the creation of 1 million new jobs.

In responding to these and other challenges, the plan sets out four themes and 10 directions, with associated objectives and strategies. The four themes are:

- Infrastructure and collaboration: a city supported by infrastructure, and a collaborative city.
- Liveability: a city for people, housing the city and a city of great places
- Productivity: a well-connected city and jobs and skills for the city
- Sustainability: a city in its landscape, an efficient city and a resilient city

The Proposal is considered against relevant provisions of the Greater Sydney Region Plan for consistency in **Table 1** below. As shown throughout the assessment the Proposal is inconsistent with the overarching directions of this Plan.

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Direction Response		
A city supported by infrastructure		
Objective 4 Infrastructure use is optimised	The Proposal redistributes densities and provides a for a new density range of 35-60 dwellings/Hectare within close proximity to the commercial area and proposed public transport. This will include bus routes and in the future rail connections to the east of the site. The proposed redistribution of density seeks to carefully manage the densities across the site to reduce impacts upon heritage areas whilst increasing densities in a location where housing will have access to retail, commercial, education and community services.	
Housing the City		
Objective 10 Greater housing supply Objective 11 Housing is more diverse and affordable	There is no increase in proposed total housing supply. There is however an increase in housing density through the introduction of a 35-60dwelling/Hectare range of density. Through the balance of the site density is redistributed to reduce impacts upon heritage items and position more dwellings near commercial centres and transport connections. The greater range of housing typologies will lead to an increase in price entry points for future housing.	
A city of great places		
Objective 12 Great places that bring people together. Objective 13 Environmental heritage is identified, conserved, and enhanced	The Proposal aligns well with these objectives. The improvements to open spaces and in particular the large central open space provides significantly enhanced opportunities for communal gatherings to build community. The removal of road crossings will improve the safety and functionality and provides open space suited to a range of uses. The future potential to use Birling 1937 and curtilage for community building purposes can also be considered with the future usages envisaged with the site. The Proposal enhances the appreciation of the two local heritage listed sites on the Birling property. The review of the local road network has improved view lines between the two locations and further provides pedestrian linkages with open space surrounding these sites. Important view lines to the NSW State heritage item Maryland to the south are retained and will be enhanced through the reduction of road related visual clutter.	
A well-connected city		
Objective 14 Integrated land use and transport creates a walkable and 30- minute cities	The improved local street network with a central green link connecting road enhances walkability throughout the site and to the commercial centre. There is no change to the principal road network that links in with surrounding properties and precincts.	
A city in its landscape		
Objective 25 The coast and waterways are protected and healthier.	The Lowes Creek riparian corridor and existing native vegetation is unaffected and will be enhanced by the Proposal.	
Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced.	The proposal to relocate open space P9 is aimed toward the retention of existing native trees that will be incorporated into the parks design.	

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Objective 31 Public open space is	As above, the reconfiguration of the local road network and open
accessible, protected and enhanced.	space areas provides for several tangible benefits for the public.
Objective 22 The Green grid links parks	The welkways in Lawes Creek and the new green link read allow
Objective 32 The Green grid links parks,	The walkways in Lowes Creek and the new green link road allow
open spaces, bushland and walking and	for improved connections throughout the site and in particular the
cycling paths.	open space areas and the heritage curtilages within the site.
A resilient city	
Objective 37 Exposure to natural hazards	The Proposal creates no additional exposure to natural hazards.
is reduced.	Flooding has been extensively modelled and the proposed areas
	for development, that remain unchanged in this Proposal, are
	clear of nominated 1% AEP flooding zones. Early assessments of
	bushfire hazard management have indicated this will not present
	a significant risk and will be mitigated through the perimeter road
	network. The proposed amendments will not increase the
	potential for any increased exposure to these natural hazards.
Objective 38 Heatwaves and extreme	Improved management of heat island effects will be obtained
heat are managed	through open space design including the retention of existing
liber are managed	trees. The large areas of open space are improved with the
	Proposal offering a significant opportunity for clever design in
	these areas to offer relief from periods of extreme heat.

Table 1 – Consideration of Proposal under The Greater Sydney Region Plan

The **Western City District Plan (2018)** is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, <u>A Metropolis of Three Cities</u>, at a district level and is a bridge between regional and local planning.

The Proposal is assessed against this plan in **Table 2** with relevant Planning Priorities and objectives considered. The Proposal is shown to be aligned with the relevant planning priorities and is consistent with the District Plan.

Direction	Response	
A city supported by infrastructure		
Planning Priority W1	The siting for the development will meet the priority being well	
Planning for a city supported by	positioned on The Northern Road to capitalise on this developing	
infrastructure.	corridor of southwest Sydney and the future Western Sydney	
	Airport. The proposal does not alter the major road network and	
Objective 4	seeks only to alter the local road network. The Proposal does not	
Infrastructure use is optimised	alter the infrastructure present or proposed to service the	
residential development.		
A city for people		
Planning Priority W4	The Proposal creates a new green link local road that connects	
Fostering healthy, creative, culturally rich,	the large central open space, heritage sites and the commercial	
and socially connected communities	area. This road offers increased opportunities for pedestrian and	
	cycling movement through the site between these key elements	
	of the development. This encourages activity and provides for	
Objective 7	alternatives to motor vehicle use.	
Communities are healthy, resilient, and	Opportunities exist with the local heritage items to create	
socially connected.	communal spaces and focal points for community activities.	
Housing the city		

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Planning Priority W5 Providing housing supply, choice and affordability with access to jobs, services and public transport. Objective 11 Housing is more divers and affordable	The Proposal provides the foundation for a greater range of housing typologies and pricing points to be delivered for the housing market. This is important given the current housing supply and affordability challenges in Metropolitan Sydney. The inclusion of the 35-60 dwellings/Hectare density range will allow for residential flat buildings located in close proximity to services and transport connections and offer a different housing product to meet the emerging demand for this typology in southwest Sydney.
A city of great places	
Planning priority W6 Creating and renewing great places and local centres and respecting the districts heritage. Objective 12 Great places that bring people together Objective 13 Environmental Heritage is identified, conserved, and enhanced.	The Proposal intentionally delves into this planning priority in the proposed resultant ILP and planning outcomes. The changes to density around heritage items, the local road network and the open space areas are all directed toward improved placemaking and elevating the presence of the local heritage items on site. The intent is to enhance the opportunity to appreciate the heritage associated with the site's history and the vistas and connections with the adjoining state heritage listed Maryland property. The curtilage areas around both heritage sites offer ideal opportunities for on site interpretive displays, landscaping elements that incorporate historical building elements and spaces for community gathering.
A well-connected city	
Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City. Objective 14 A <i>Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities.	The green link road provides an enhanced pedestrian friendly environment to meet this objective. The redistribution of density within the site ensures a concentration of R3 zone and density is toward the southern and eastern portions of the site where education, transport, community, recreation and commercial and retail services are available on the Birling and adjoining Maryland development. The changes to the local road network improve access and walkability around and within the precincts.
A city in its landscape	
Planning Priority W12 Protecting and improving the health and enjoyment of the district's waterways	The Proposal does not alter the treatment and management of Lowes Creek that is a tributary of South Creek. The riparian areas will be enhanced through native vegetation planting and management programs.
Planning Priority 14 Protecting and enhancing bushland biodiversity	The relocation of open space P9 in the ILP will retain existing native vegetation that would otherwise have been removed and brings aesthetic, ecological and cooling benefits to users.
Planning Priority W16 Protectiing and enhancing scenic and cultural landscapes.	The heritage curtilages around the Birling and Maryland properties represent important cultural landscapes. The Proposal improves the vistas and view lines between and around these sites through reducing the impacts of roadways. The proposed density redistribution is aimed to reduce the impact of housing density around the heritage sites and further sites higher density away from important view lines. The new density band is located away from important view lines and will be screened/framed by the existing vegetation of Lowes Creek thereby minimising its visibility.

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Planning Priority W18 Delivering high quality open space	The alterations to the open space areas present significant improvements in functionality and presence. The removal of multiple road crossings in the central open space and its connection with the northern part of the site improve access and allow for opportunities to integrate this space with the Birling 1937 heritage site. The Birling 1812 site is reconfigured with the local road network changes and improves connections with the adjacent sports field. The relocation of open space P9 offers previously mentioned improvements that will add immediate benefits for the community.
An efficient city	
Planning Priority W19 Reducing carbon emissions and managing energy, water and waste efficiently	A more efficient road layout that integrates with the topography of the site will result in less reliance upon retaining walls and improve solar accessibility for future housing.
A resilient City	
Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change	The rezoning as previously outlined has been through a design process where the principles for natural hazard management are ingrained. The Proposal will not change these planning outcomes.

Table 2 – Consideration of Proposal under Western City District Plan

The **Southwest Growth Area Structure Plan and Guide December 2022)** are intended to inform future rezonings in the southwest growth centre. As the LCM Precinct has been rezoned the document is not directly relevant however is assessed to consider consistency. The plan and guide update a number of provisions since the last structure plan and include some additional considerations relating to working with country, reflecting new architectural styles and housing, increased density, greater walking and cycling interconnectivity and open space distribution and access. The Proposals intentions and outcomes align to this structure plan.

An increase and redistribution of residential density will shift the proposed housing outcomes toward the current direction for increased housing choice with a 35-60 dwelling/Hectare category in a location suited to this housing typology. The proposed changes to open space are seeking to improve ecological outcomes and create more useable spaces reducing the interference of the road network. The improved local road network and connecting green link road improves pedestrian and cycling opportunities and connections linking open space, heritage, and commercial areas. Whilst planning for the site commenced well before the working with country initiative evolved the retention of the Lowes Creek riparian area and inclusion of walking paths ties in with the most notable feature of this site on this theme.

Summary of assessed NSW Government policy strategic alignment.

The Proposal does not change the outcomes for the LCM Precinct at a strategic level. The delivery of desired housing mix, densities and quantum of housing has not changed for the Birling property therefore ensuring required housing delivery targets will be achieved. The introduction of a higher density precinct is appropriate given the medium to long term public transport improvements, education, community and retail services that will become available within the Birling and LCM Precinct. Environmental and riparian corridors are unchanged, and pertinent objectives are achieved. The changes to the road network are for the local road network and do not impact upon the strategic road and transport network. A transport and traffic assessment has been completed to ensure no negative impacts are created upon the overall traffic network (**Appendix 1**). Services, open space, and infrastructure provision will be unaffected. The B5 zoned land does not change retaining employment opportunities.

The Proposal will not impact and will give effect to the objectives and actions for the Greater Sydney Regional and Western District Plans. Further the Proposal aligns with the recently reworked Southwest Growth Area Structure Plan and Guide.

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4 Is the planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The **Camden 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) will change to meet the community's needs over the next 20 years.

For the reasons noted above the Proposal does not clash with any of the stated aims and objectives of the Camden LSPS. The Proposal is considered a minor change to adopted ILP and planning controls.

The **Canden Local Housing Strategy** identities that most of the new housing will be provided in the southwest growth centre areas and this includes the LCM Precinct. The changes proposed with the Birling property do not change the total number of housing opportunities however will introduce a higher density component. This is in line with the emergence of an increasing acceptance of this form of housing in the Camden LGA. The proposed introduction of a 35-60 dwelling/Hectare range acknowledges the future enhanced public transport that will be provided in the southwest growth area and further the duration of the Birling and LCM project. The siting of the proposed higher density living area will be adjacent to employment, transport, education, recreation and community opportunities.

The **Connecting - Camden Community Strategic Plan (2022-2036)** is the highest level of strategic planning for Council in the integrated planning framework and identifies the community's main priorities and aspirations for the future (at least 10 years), and the plans and strategies for achieving these goals. The strategic plan is a high-level document outlining history, current challenges including rapid growth and future opportunities such as the Western Sydney International Airport.

The strategy has five key directions, and these are considered below in terms of the Proposal:

- Welcoming is a community building directive and is not directly relatable. Open space provision will be enhanced with the Proposal and other opportunities for appreciation of heritage spaces are included.
- Liveable focus on technology, transport, public spaces. The Proposal seeks to improve connectivity and transport linkages including walking and cycling.
- Prosperous focus on business and employment opportunities. The Proposal does not change any of the current opportunities in the commercial areas of the site. An increase in housing density near this precinct may improve commercial viability through convenient access.
- Balanced natural environment and waterways, sustainability, and climate change. The Proposal will
 result in a greater retention of existing native vegetation on the site. Lowes Creek and C2 zoned areas
 are unaffected. The natural hazard risks on the site are not amplified by the Proposal and are
 manageable.
- Leading Council is advocate for the community and forward thinking with transparent decision making. The Proposal has no impacts upon this key direction.

The Proposal is considered consistent with the relevant key directions of the Community Strategic Plan.

The **Camden Centres and Employment Lands Strategy** sets a vison that in 2040, Camden's retail centres and industrial and urban services lands offer a range of local job opportunities and access to amenities for residents. The strategy provides for several directions focussed on integrated and productive centres throughout the Camden LGA including retail, industrial, agribusiness and tourism and health care. The strategy deals with retail hierarchy and impacts for the local economy of each of the respective business sectors. The Proposal does not directly change any of the controls relating to the B5 zoning and accordingly opportunities for business formation and employment generation. The improvements in the local road network will add to the walkability of the site with the proposed green link road connecting the site to heritage and commercial precincts. There are no impacts upon the sub arterial and collector road connections. The Proposal further aligns infrastructure with

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proposed development with key roads constructed as the residential and commercial areas are developed. Whilst not directly relatable to the Proposal the outcomes align with relevant guiding criteria in the strategy.

5 Is the planning Proposal consistent with any other applicable State and regional studies or strategies?

Other than the above there are no specific state or regional studies that require an assessment for consistency with the Proposal.

6 Is the planning proposal consistent with applicable SEPPs?

Only relevant SEPPs and Chapters are considered in the **Table 1** below. There are no significant issues presented by these SEPP considerations to the progression of the Proposal.

SEPP title	Chapter	Consist ency	Comment
Biodiversity and Conservation	2 – Vegetation in Non-Rural Area	Yes	Chapter 2 of this SEPP applies to lands within this draft Planning Proposal and aims to protect the biodiversity values of trees and other vegetation in non-rural areas. It provides regulations regarding the clearing of vegetation and outlines where Council permits are required. This draft Planning Proposal does not inhibit the application of Chapter 2 of Biodiversity and Conservation SEPP. The land has previously received Bio certification with the southwest growth centre.
	9 Hawkesbury Nepean River	Yes	Chapter 9 of this SEPP applies to lands within this draft Planning Proposal and aims to protect the environment of the Hawkesbury-Nepean River system. It provides a range of considerations which are to be taken account of at both rezoning and development stages. These aims have been considered in the preparation of this planning proposal noting there is no material change to any aspect of the development that would impact upon the catchment.
Resilience and Hazards	4 – Remediation of land	Yes	The chapter provides development controls and guidelines for remediation of land. Around 50% of the site has currently received a clearance for the intended residential usages with no remediation required. The remaining portion of the site will be subjected to the same testing regime as required under the SEPP. Given the testing results to date there are no barriers expected that cannot be managed through this process.
Transport and Infrastructure	2 – Infrastructure	Yes	Chapter 2 of this SEPP applies to lands within this draft Planning Proposal. This draft Planning Proposal does not inhibit the application of Chapter 2 of the Transport and Infrastructure SEPP. Any redevelopment will be considered against this SEPP chapter at the development application (DA) stage.

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Attachment 1

SEPP (Exempt and Complying Development Codes) 2008	N/A	Yes	This draft Planning Proposal does not inhibit the application of Exempt and Complying Development Codes SEPP. Any redevelopment will be considered against this SEPP at the development application (DA) stage. It would be expected residential areas will be included in the Greenfield Housing Chapter of this SEPP.
Precincts— Western Parkland City	3 – Sydney region growth centres	Yes	Chapter 3 and Appendix 5 of the Precincts Western Parkland City SEPP is the primary planning instrument that applies to the LCM Precinct and Birling property. Minor changes to the planning provisions are intended to occur for the Birling property controls and mapping. The planning proposal does not impede the ability for development to be undertaken in accordance with the objects of Chapter 3 of the Precincts— Western Parkland City SEPP or Appendix 5 Camden Growth Centres Precinct Plan.

 Table 3 - Consideration of relevant SEPP provisions

7 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

An assessment of the S9.1 Ministerial Directions has occurred and is in **Appendix 3**. This assessment has confirmed there are no impediments raised to the proposed amendments proceeding.

4.3.3 Environmental, social, and economic impact

8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No, the site has previously received Biodiversity Certification within the southwest growth centre. Mapped areas for existing native vegetation and riparian areas are in place under the State Environmental Planning Policy (Precincts - Western Parklands City) 2021. The Proposal will have no impact upon these areas as it seeks to only amend the layout within the urban and not the Environmental Conservation zonings.

9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

No, the land has been rezoned and these assessments have previously occurred with the rezoning assessment and reporting process. There are no increased impacts from natural hazards as the footprint of residential zonings has not changed.

To assess the effectiveness of the changes to the local road network a Traffic Memorandum has been developed by GHD, refer **Appendix One**. This concludes that "Based on these outputs, the assessment concluded that the proposed reconfigurations to the internal intersections as part of Stage 1 Subdivision are unlikely to impact the traffic performance previously reported in the TTAA significantly.

As the TTAA has been subject to approval from TfNSW, the proposed Subdivision can be supported from a traffic and transport perspective."

10 Has the planning proposal adequately addressed any social and economic effects?

Yes, the Proposal does not increase the number of dwelling units however will increase the number of higher density units. As these have a lower deemed occupancy rate the extent of open space required through

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population calculation per 1000 persons is reduced. The Proposal will however **increase** the provision of open space (+735m²) across the Birling property and further enhance its useability (refer discussion in **Appendix 2**). There is a reduction in the Birling 1937 heritage curtilage and this RE2 zone has been reallocated to publicly accessible open space.

There is no change to the B5 zoning thereby retaining the local employment generating opportunities from this zoning.

4.3.4 Infrastructure (Local, State and Commonwealth)

11 Is there adequate public infrastructure for the planning proposal?

Yes, the Proposal has not changed the number of dwellings and therefore demand and planning for infrastructure for the LCM Precinct. The site is serviced by the upgraded The Northern Road and planning is well underway with Sydney Water for servicing of the site. Existing Electricity and Telecommunication services are in place and will be augmented as the LCM Precinct develops.

4.3.5 State and Commonwealth Interests

12 What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Camden Council has been supportive of the proposed changes. Any items raised have been addressed through the provision of additional information or minor amendment to the Proposal. The Councils Local Planning Panel have considered the Proposal and subject to minor additional information did not raise significant concerns.

4.4 Mapping and Controls

The proposed draft amendments to the State Environmental Planning Policy (Precincts - Western Parklands City) 2021 mapping for the Birling property, as listed below, is provided at **Appendix 4**.

- Land Zoning.
- Minimum Lot size map (RE2 zoned extent).
- Land Reservation and Acquisition (amended open space and RE2 zoning).
- Permitted Uses mapping (Birling 1937 RE2 zoning).
- Height of Buildings (Birling 1937 Heritage precinct RE2 zoning)
- Density map (redistribute the density controls across the site including the addition of a 35-60 dwellings/Hectare category).

Amended provisions in relation to additional permitted uses in the RE2 zoning are included at Appendix 5.

The Camden Growth Centre Precincts DCP Schedule 6 will require amendment, and this amendment including the proposed ILP is included at **Appendix 6**.

4.5 Community Consultation

The owner of the Birling property is a joint owner of land to the south (Maryland) and the west (Newstead). Amendments were made throughout the initial consultation process with the adjoining landowners and there are currently no apparent concerns from neighbouring properties. The Proposal has had an initial notification to neighbouring properties by Camden Council with no written submissions received.

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A further public exhibition will occur by Council once the Proposal has been endorsed by Council and has been through the gateway determination process.

4.6 Project timeline

The expected timeline for the process of assessment and implementation of the Planning Proposal is outlined below and is based on the Department of Planning and Environments benchmark timeframes for **standard** planning proposals.

Stage Report to Council	Action	Timeframe October 2023
Stage 3 Gateway	Submission of Proposal to DPE	October 2023
	Issue of Gateway	November 2023
Stage 4 Post Gateway/Exhibition	Consultation with public authorities / Studies if required	December 2023/January 2024
	Public Exhibition /Council endorsement	February/March 2024
Stage 6	Finalisation	April/May 2024

5. Conclusion

The Proposal presented demonstrates there are opportunities to improve the realisation of the agreed objectives for the Lowes Creek Maryland Precinct and the Birling property by the progression of minor, amendments to the ILP, SEPP Schedule One, SEPP Mapping and Camden Growth Centre Precinct DCP Schedule 6. The housekeeping amendments collectively do not alter the planned outcomes for the rezoned land or the wider precinct and provide for a more desirable distribution of housing density to provide housing choice and reduce impacts around heritage curtilages. Internal local road network amendments have been assessed and will not result in undesirable impacts upon traffic distribution or flows across the LCM Precinct. The amendments to the Birling 1937 heritage precinct will provide for improved public access and visibility, site integration and reuse opportunities. The planned amendments to the open space provision will improve functionality, ecological outcomes and enhance heritage vistas by removing roadways.

The proposed minor changes for the planning controls and mapping across the Birling property are commended to Council and the DPE for support.

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Appendix 1 Birling Traffic Assessment reference 12573453, dated 16th March 2023 GHD

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Appendix 2 Strategic Analysis of Current LCM Precinct objectives, ILP and opportunities for improvement

1.0 Lowes Creek Maryland Current Precinct Objectives and identified impediments

From a review of the Lowes Creek Maryland Precinct Rezoning Discussion Paper (DPIE, 2018, P.20) and the Precinct Rezoning Finalisation Report (DPIE 2021, pp 31 - 33) the discussion on the issues and opportunities in this part can be distilled into five relevant outcome focused objectives:

1. Protecting and Promoting the Appreciation of Heritage

within the ILP and planning controls.

- Conserving and protecting the recognised heritage significance of the Maryland Homestead site, its settings and views, along with other key heritage sites which tell a story about the historical uses and development of the region;
- Protecting visual and landscape qualities ensuring that new development causes minimal visual impacts on key view corridors associated with the heritage sites;
- Delivering high quality place-based outcomes through the preservation and enhancement of local heritage and connections to country;
- Preserving areas of local heritage to contribute to the creation of great places to live and preserve important character elements.

2. Contributing to Place Making

- Ensuring that the landscape informs the design and build upon the unique character of the area by
 responding to the natural features of the landscape including the topography, watercourses, riparian
 areas, native vegetation, natural constraints and geotechnical conditions;
- Delivering high quality place based outcomes through the preservation and enhancement of local heritage and connections to country.

3. Environmental Protection and Improvement

• Protecting and enhancing bushland and biodiversity.

Increasing green grid connections and urban tree canopy, whilst protecting the tributaries that connect to Wianamatta - South Creek;

• Protecting environmental assets within the site to improve accessibility and connectivity of Camden's Green and Blue Grid.

4. Efficient Access/Connectivity

- Ensure people are well connected to housing, jobs, essential services and connected to the transport network, including the local and regional road network, public transport and active transport options;
- Provide housing supported by a network of local and regional roads, and walking and cycling paths that connect to high quality open space, a school, retail areas, jobs, services and public transport.

5. Housing Diversity and Affordability

- Provide a diverse mix of housing types catering to a range of household types and affordability.
- Deliver low and medium density housing, contributing towards broader housing targets.

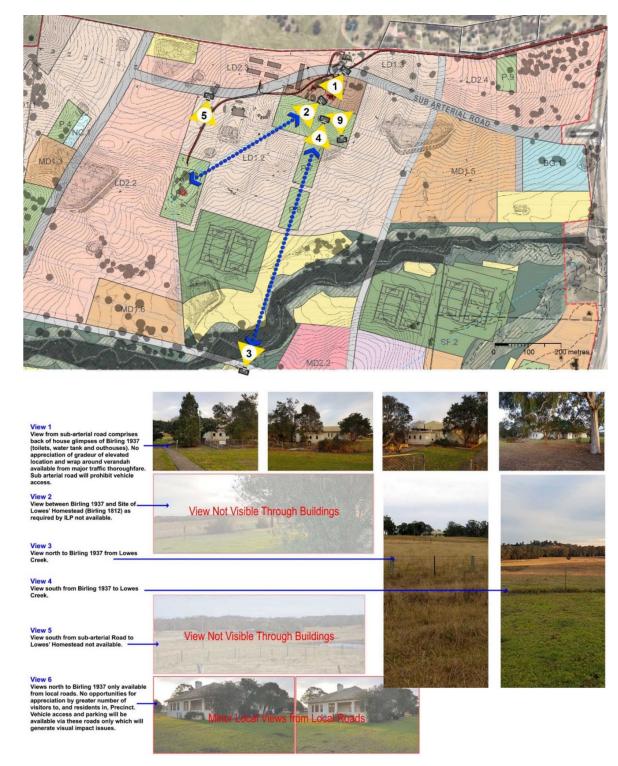
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There are several characteristics in the adopted ILP that have been identified as impediments in the successful achievement of these objectives.

- 1. An east -west sub-arterial road that extends 1.35 km from The Northern Road intersection (Lowes Creek Link Road) generally along and adjoining the northern boundary of the site (to the rear of the locally heritage listed Birling House 1937) to the north-south sub-arterial road at the western end of the site.
- 2. A complex superlot (grid block) pattern that has inefficient superlot sizes and an orientation that is inconsistent in places with the prevailing (existing and final) site topography.
- 3. A view corridor between the Birling 1812 archaeological park and the Birling 1937 park (the existing Birling House) with recognised local significance that is inconsistent with the road network; desired view corridor identified in the ILP between Birling 1812 and Birling 1937, blue dashed arrow between Parks P5 and P6, refer **Figure 1**.

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> Figure 1: ILP Heritage views and vistas from adjoining roads along ILP view corridors

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- 4. The presence of multiple local roads dissecting Parks 6, 7 and 8 jeopardise the ability of these parks to establish a distinctive landscape contribution to the Maryland / Birling view corridor. Civil engineering design and the presence of traffic and road crossings in the corridor will also diminish the quality, functionality, and character of the green corridor as a usable open space asset for the local community.
- Large areas of medium density housing, particularly adjoining the Birling 1812 park in the western part of the site.
- 6. A large RE2 zoned portion of land and heritage controls at Birling 1937 that limit opportunity for public access and adaptive reuse.
- 7. The heritage Carriageway is proposed to be positioned within a pedestrian thoroughfare within the current ILP. The intended retention of this existing access track has a negligible contribution to heritage appreciation of what is now an Archaeological site with no remaining buildings from the original Birling Homestead cluster. The proposed physical retention of an access way conflicts with the proposed road layout and landform and as proposed will create maintenance, useability and potentially security issues.
- 8. Current ILP Open Space areas proposed do not allow retention of existing trees in the northeast of the site, are bisected by roads reducing efficiency and fail to utilise the benefits of the local heritage curtilages. A redesign of the open space areas, ensuring no reduction in provision of open space, will address these concerns.
- 9. The density controls provide for the development of the following categories of dwelling type (refer Table 1 below). While Low Density Band 1 provides for a density range of 20 to 25 dwellings per hectare NDA, maximisation of the density consistent with the intent of the density control will effectively result in a medium density outcome (25 dw/ha) across 45% of the dwellings in the site.

This, together with the 25% of the 25 – 35 dw/ha density dwellings, will result in 70% of the dwellings within the site being of medium density (25 - 35 dw/ha) dwelling type. This will dominate the site and minimise the diversity of the housing within the site.

	Existing ILP			
Density Band	Max Dwelling No.	%		
Environmental Living (max 10dw/ha)	14	1%		
Low Density Band 1 (10 to 20 dw/ha)	633	30%		
Low Density Band 2 (20 to 25 dw/ha)	939	45%		
Medium Density Band 1 (25 to 35 dw/ha)	517	25%		
Medium Density Band 2 (35 to 60 dw/ha)	-	0%		
TOTAL	2,103	100%		

Table 1: Summary of Dwelling Diversity in Site in Adopted ILP and SEPP Density Controls

- This large (70%) proportion of medium density dwellings establishes a large area of comparatively higher density housing, the built form character of which will dominate the streetscape and townscape of this part of the site;
- The location of the density type is distant from public transport, education services in the eastern part of the precinct and some distance, at its northern end, from the facilities within the future local centre in Maryland; and

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- It establishes a broad sweep of effectively medium density built form adjoining and to the north of Birling 1812 and in the peripheral and rear view of the ILP view corridor of Birling 1812 from Maryland to the east of the view corridor.
- 13. Maximum permissible Height controls require minor adjustment to align with existing building heights and to ensure that practical and useable built form can be established for new uses in Birling 1937 precinct.
- An Increase to the additional permitted usages within the proposed Birling 1937 Heritage precinct (curtilage) and RE2 zone will broaden opportunities for adaptive reuse across a broader range of potential tenants.
- 15. Amend Minimum Lot Size across the amended RE2 zoned and Heritage Curtilage Precinct to align with the proposed amendments.

2. Opportunities for improvements to the current ILP

There are a range of opportunities available to enhance the adopted ILP and provide a closer alignment of the planning outcomes to the stated objectives. The opportunities are summarised below:

These opportunities for improvement to the current ILP can, in turn, be distilled into 4 primary "objective focussed" opportunities:

- Opportunity 1: Amend local road network.
- Opportunity 2: Amend open space network to enhance open space amenity, heritage view lines and appreciation.
- Opportunity 3: Diversity the Location and Choice of Residential Densities
- Opportunity 4: Review RE2 zoning and Planning controls in the Birling 1937 Heritage Precinct. Each opportunity is discussed below.

2.1 Amend Local Road Network to provide a more functional arrangement that also assists place making objectives.

A potential alternative visual analysis of Birling is presented in **Figure 2** below. It illustrates an opportunity to establish an additional major road (movement corridor) approximately 150 metres to the south of Birling 1937 that will link Birling 1937 and Birling 1812 (Parks 5 and 6).

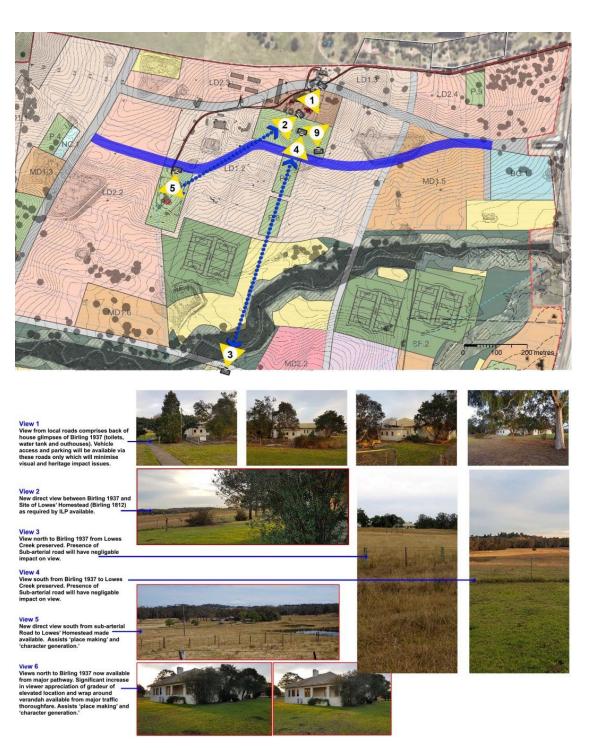
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Attachment 1



> Figure 2: Additional or alternative major road location in the ILP Heritage views and vistas corridors

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The proposed major road (Boulevard) location would result in:

- 1. An increase in the ability for the ILP to achieve the heritage view corridor linkages and objectives it seeks;
- Significant improvements in the legibility of the ILP and its potential for place making and character generation by making Birling 1812 and 1937 and the parklands within which they sit integral and accessible parts of the movement network and fabric of the new community due to their physical and visual prominence in the built and parkland environments of the new community;
- 3. A significant increase in opportunities for heritage appreciation and protection of Birling 1812 and 1937 by their improved access, visibility, and potential adaptive reuse;
- An increase in the quality of available views and creation of new views of the heritage items for people (e.g. residents, visitors 'viewers') to enjoy. This results in better achievement of the ILP's requirements for heritage appreciation and view corridor protection;
- 5. A merging of the multiple vehicular crossing points in Parks 6, 7 and 8 into one local road, the civil design of which can be coordinated with the landscape design of the corridor and bulk earthworks in order to reduce the visual and physical impact on the corridor, and also facilitate access to the corridor; and
- 6. The incidental creation of opportunities to revise the pattern of the local road network to address the issues of inefficient superlot design and orientation (and impacts on landscape, landform and heritage) noted in the discussion above. This includes the opportunity to include the acknowledgement and depiction of the carriageway alignment through onsite interpretive displays within the Birling 1812 public open space and heritage curtilage. The key elements for the required Heritage Interpretation Strategy for Birling 1812 will include access and understanding, context and setting and authenticity. The retention of the carriageway is not essential to interpret the 1812 site as the pathway will be constructed using modern materials to ensure low-cost long-term maintenance. The ca 1880 photograph of the homestead provides little indication of any formal driveway near the current access track. It is highly likely that the depiction in the 1929 aerial photograph outlines a road utilised by vehicles in conjunction with the farming operations at that time. The current ILP carriageway alignment within a defined route will be bordered by housing development at 20 dwellings/Hectare and provide no significant or plausible contribution to the setting or context for the Birling 1812 site.
- 7. An assessment of the traffic implications for the proposed local road network amendments is included at Appendix 1 of the planning proposal.

2.2 Amend open space network to enhance amenity, heritage view lines and appreciation.

- Reposition open space in proposed precinct LD2.4 to retain existing trees. The proposed open space is
 within R2 zoned land and is shown in the current ILP (refer Figure 7). The open space is reconfigured
 within the proposed amended local road network and retains its land area. Retention of existing trees
 wherever possible is a common environmental objective and ties in with initiatives for shading of urban
 areas to reduce heat affects and also provision of shade in public open space.
- 2. Improve the connectivity and usage of the central parkland north (P6) by amending the eastern portion of the RE2 zoned area adjacent to Birling 1937. A significant benefit of this amendment to the ILP and zoning are the improved public access that is offered to the perimeter of the curtilage to improve appreciation to the two primary elevations (South and East) of the Birling 1937 building and curtilage. The change to a RE1 zoning will improve the protection of the heritage curtilage through public ownership and allows additional control to retain this important view corridor. The intention is to develop a significant public park in this elevated location of the estate and improve opportunities for activation of the Birling 1937 Heritage area. Discussion around this opportunity is included in the Heritage Asset Action Plan (HAAP) by Weir Phillips submitted separately to Camden Council.

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3. The central and southern portions (P7 & P8) of the central park will no longer be intersected by a road improving functionality and safety, reducing visual clutter with improved aesthetics and enhancing heritage view lines between Maryland and Birling 1937. The connectivity offered by the P6 amendments also improve the access from residents in the northern precincts to the large areas of open space.

An assessment of the open space areas is shown in **Table 2** below and confirms there is a minor increase in the provision of open space, in addition to the benefits outlined above.

PUBLIC OPEN SPACE AREAS			
ID	AREA FROM ILP (m ²)	PROPOSED AREA (m ²)	DIFFERENCE (m ²)
P3	14939	14939	0
P4	6770	6472	-298
P5	19413	15496	-3917
P6	25681	23881	-1800
P7/P8	15166	21526	6360
P9	6321	6323	2
SF.1	55315	55703	388
TOTAL	143605	144340	+735

 Table 2 – Public Open space area comparison, see also Attachment 2.

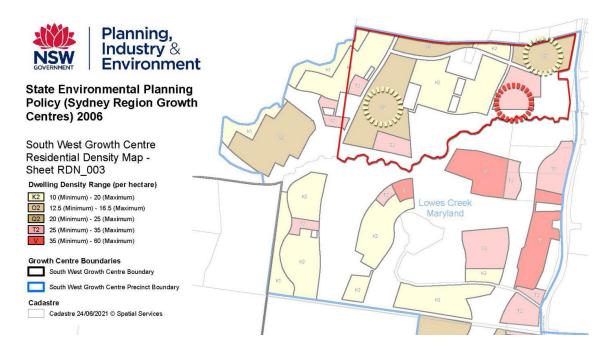
2.3 Diversity the Location and Choice of Residential Densities

There are a number of opportunities to introduce greater variety in the density controls to address the issues discussed above whilst maintaining the nominated DPE density objectives. These locations are illustrated in **Figure 3.** The opportunities present a "Salt and Pepper Approach" whereby:

- A small area of Medium Density Band 2 (35 60 dw/ha max, annotated as "V" in the SEPP Map) could be introduced to the west of bulky goods centre (that includes a small, capped amount of convenience retail floor space that can have a low scale neighbourhood retail role); and
- 2. Greater areas of Low Density Band 1 (10 20 dw/ha max annotated as "K2" in the SEPP Map) could be introduced in the west and other parts the site to enhance diversity of housing types/choice.

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> Figure 3: Proposed Locations for Density Control Amendments ("K2" and "V" Density Bands) within Site

While the increase of a small part of the ILP to a higher density (35-60 dw/ha) is a departure from the current approach to density in the site, there are strong planning grounds to support the Proposal. The nominated location offers a number of opportunities:

- It is consistent with the approach in Maryland and mirrors similar higher density sites on the opposite side of Lowes Creek;
- It would not require a change to the height control that would be maintained at its current 12 metres and would
 match the height control in areas with the same 35-60 dw/ha density control in Maryland;
- It would generate minimal environmental impact (that are no impacts on view corridors, road network traffic capacity, creek environment, heritage, visual / streetscape, solar /overshadowing, privacy etc);
- It would maintain the SEPP building height below the established tree canopy being preserved in the Lowes Creek Corridor;
- It is close to public transport on the ILP Collector and sub arterial roads, as well as the Northern Road;
- It adjoins low scale local convenience retail facilities and is within walking distance (600 metres) of the future Maryland Local Centre;
- It enjoys close proximity to the future public K-12 school in Maryland (being within 400 metres walking distance);
- It enjoys high residential amenity being close to the Lowes Creek riparian corridor and two recreation ovals within 380 metres walking distance; and
- It is large enough to allow a high-quality master planned built form outcome.

These opportunities will:

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- Lower the density around Birling 1812 and the peripheral part of the Maryland view corridor to Birling 1812, improving the visual setting of Birling 1812 and the quality of the view corridor (and resulting in improved heritage outcomes);
- Locate the higher and lower densities in more appropriate parts of the site better suited to accommodate such densities with minimal environmental and heritage impact, while maximising amenity and convenient access to retail, education and public transport services and active and passive recreation opportunities; and
- Increase the diversity of dwelling types within the site improving the housing choice within the site.

2.4 Review Heritage controls and curtilages

- 1. Adjust Birling 1937 Heritage Curtilage to include land to the north and west to boundary of the sub arterial road. This aligns the RE2 zone and Heritage Curtilage and provides the certainty for future usages within this precinct. As outlined in the Heritage Asset Action Plan (HAAP) the Heritage curtilage does not relate to any specific landmarks or historical setting to the North and West. The proposed amendments provide certainty for future investment and development delivery whilst having no impact upon heritage significance or setting. The adjustments to the curtilage align with the historical southern fence line for the Birling 1937 house yard.
- 2. Birling 1812 heritage curtilage is unaffected.
- 3. The ridge heights of the cottage building and the ridge of the western wings of the main building for Birling 1937 are 6m above current ground levels. The request is for the existing 5m maximum permissible height to be amended to 6m to reflect the existing building heights. This issue is considered in the HAAP at S5.6.3 with survey evidence provided at Appendix One of the HAAP.
- 4. Amend Minimum Lot Size mapping within the Birling 1937 RE2 Private Recreation zoned area. The current minimum lot size is two Hectares. The Proposal is to reduce the minimum lot size to one Hectare. The lot size is primarily based upon the need to ensure adequately sized lots are provided to accommodate the Heritage curtilage and maintain view lines. The current Birling 1937 Heritage Curtilage is approximately 9667m2. The proposed amended Heritage Curtilage under this submission will equate to the new RE2 zoned area of 10 499m2 (refer Figure 8), a minor increase in the curtilage area. The proposed alignment of the RE2 zoning and Birling 1937 Heritage Curtilage will result in a more practical outcome that ensures a consistency of planning controls across the whole of the RE2 zoned area. Design principles to ensure proposed buildings consider the Birling 1937 HAAP will also apply throughout the whole RE2 zoning. The proposed minimum lot size of 1 Hectare will be appropriate to maintain the required spatial and view line protections necessary for the interpretation and appreciation of the heritage item.
- 5. The current additional permitted uses contained in Schedule One of the SEPP (Precincts Western Parkland City) 2021 provide limited opportunities for planning the adaptive reuse and further development of the Birling 1937 Heritage curtilage. This submission proposes an expansion to the number of additional permitted usages within Schedule One to include: Commercial Premises, Centre Based Childcare Facility and Medical Centre.

The potential uses have been considered in the HAAP and are considered appropriate. The HAAP also includes an indicative sketch showing the potential development of the Birling 1937 precinct and footprints for carparking and future development.

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3. How the ILP redesign opportunities enhance delivery of the planning objectives for the Birling property

The objectives mentioned at clause are achieved through the following.

3.1 Objective 1: Protecting and Promoting the Appreciation of Heritage

The elements and characteristics of the ILP and Vision of the master plan that contribute to the achievement of this objective are illustrated in the sketch in **Figure 4** below. The sketch demonstrates that:

- i) The original elements of the existing ILP that seek to promote and celebrate the recognised and agreed heritage and archaeological assets and values (Indigenous and European) of the Lowes Creek Maryland precinct are protected and preserved unchanged and intact in the proposed amended ILP.
- ii) The quality of, and the opportunities to appreciate, the heritage and archaeological assets and values within the Lowes Creek Maryland Precinct are significantly improved and increased by:
 - Maintaining and improving the landscape character and quality of the principal view corridor between Maryland and Birling 1812 and 1937 (the blue arrows emanating from Maryland Hill in the ILP).

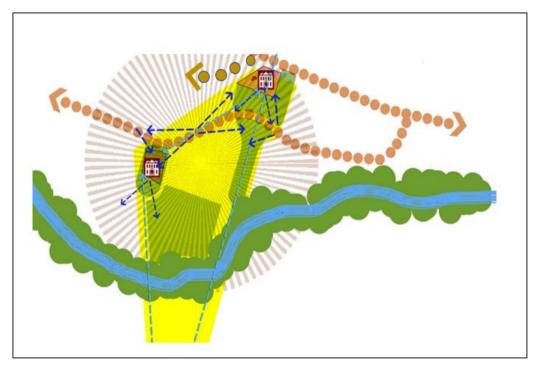


Figure 4: Elements and Characteristics of the Proposed Amended ILP and Master Plan that Contribute to Protecting and Promoting the Appreciation of Heritage

 Improvements in the peripheral residential built form character of the view corridor between Maryland and Birling 1812, and the vista generally between the view corridors of Birling 1812 and 1937 by lowering the density to establish a more sympathetic built form outcome (i.e., lower site coverage and larger lot built form "setting" for these heritage assets). This built form character will encourage the visual prominence

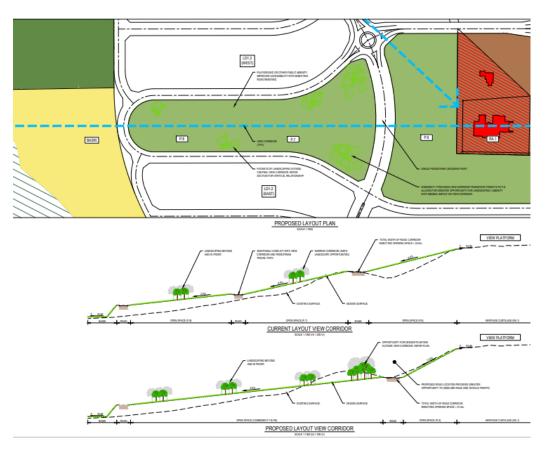
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OR D01

of a tree canopy in the vista and reduced visual prominence of built form due to the larger lots that will prevail.

- The potential of the civil and earthworks design of the local boulevard road crossing the Maryland Birling 1937 view corridor to obscure the presence of the road more effectively than the multiple crossings that are currently proposed. This is illustrated in the civil concept design Section in Figure 5 below.
- The creation of new view corridors to Birling 1812 and Birling 1937 and Parks P5 and P6 from the local Boulevard Road (indicated as dark blue arrows in Figure 4), consistent with the visual impact assessment in Figure 2 earlier.
- The ability to implement the required view corridor between Birling 1812 and Birling 1937 currently not
 possible with the desired local road layout in the existing ILP.
- The ability to elevate Parks P5 and P6 within the landscape of the precinct enhancing their presence, exposure and significance within the Precinct's townscape; and
- An increased viability for a potentially wider range of suitable adaptive uses that may seek to locate in Birling 1937 due to the improvements in visibility and appeal.



> Figure 5: Improvements to the useability, quality and visual sensitivity of the road crossings in the Maryland to Birling 1937 View Corridor (Note vertical exaggeration in the sections that has been adopted to illustrate extent of difference in approaches)

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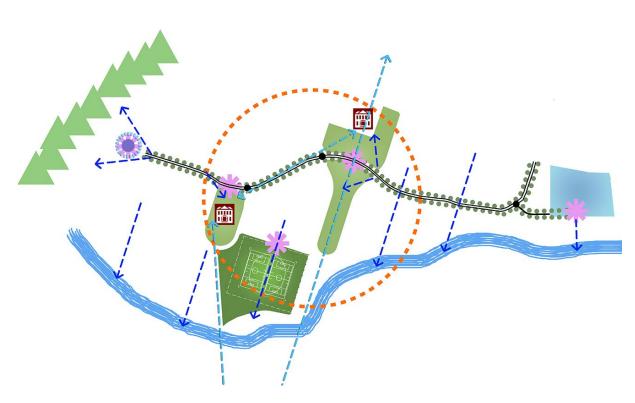
3.2 Objective 2: Contributing to Place Making

The elements and characteristics of the Amended ILP and Vision that contribute to the achievement of this objective are illustrated in the sketch in **Figure 6** below. They include:

- Protection, and preservation of the dedicated areas and the configuration of parks and open spaces, which are generally unchanged and intact in the propose amended ILP (minor increase in public open space of 735 sqm).
- Improved connections to the neighbourhood centre at the west of the site assisting in its commercial viability and long-term ability to serve its intended role within the local community.
- Improved views along the east-west boulevard to the ridge that forms the site's western visual boundary.
- Improved views along local roads south to Lowes Creek from the residential precincts within the site and the new public park area to the east of Birling 1937.
- Creation of a community heart with a focus on, and connections to, the open spaces and community
 facilities at the physical and perceptual heart of the site (that is the oval, Birling 1812 and Birling 1937)
 linked by both the tree-lined boulevard and dual path network).
- A new community oriented "main street" established by the tree lined boulevard style road. It is anchored by the neighbourhood centre to the west, the Bulky Goods centre (with permissible local convenience retailing) at the Northern Road to the east and that joins the eastern and western parts of the site with its principal parks and places in the community heart.
- Improvements in the understanding of the presence of all heritage items by their increased exposure visually and via the road network to the local community and visitors to the site; and
- Similarly, improvements in the understanding of the existence of the recreation oval.

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> Figure 6: Improvements to the Place Making Offered by the Proposed Amended ILP to its Future Community and Visitors

3.3 Objective 3: Environmental Protection and Improvement

The elements and characteristics of the Amended ILP preserve the environmental protection measures embodied in the existing ILP with an improved contribution as follows:

- The existing environmental conservation area and Lowes Creek riparian area are preserved, unchanged and intact in the proposed Amended ILP.
- The lower density (and thus larger lot sizes) adjoining Birling 1812 and 1937 will potentially reduce the need for significant landform modification in this visually sensitive area given the greater flexibility to accommodate gradient within the built environment afforded by larger lots; and
- Park P9 in the northeast corner of the site is relocated approximately 60 metres to the east to enable the
 preservation of existing trees that would be removed with the current location. The area of the park does
 not change. This is illustrated in the comparison image in Figure 7 below.

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> Figure 7: Improved Preservation of Existing Trees in Park P9 offered by the Proposed Amended ILP (image on right)

3.4 Objective 4: Efficient Access/Connectivity

The access and connectivity offered by the proposed Amended ILP offers many improvements over that presented in the existing ILP The amendment:

- permits the development of the suggested east-west boulevard style road. The boulevard would
 effectively operate at a lower order type collector road (but would not be a road considered to be subject
 to funding via the S.7.11 Contributions Plan). The benefits of the boulevard to the access to and
 connectivity with the site's passive and active open space assets and amenities, heritage places and retail
 centres are described above in the discussion on Objective No. 2 (place Making).
- The proposed ILP layout offers greater opportunities for visual appreciation of the two heritage items and is preferred to the current ILP local road linkages. The inclusion of additional public open space area to park P6 improves north to south connectivity between the Birling 1937 Heritage Precinct, Sub Arterial Road, open space areas P7 and P8 and surrounding residential precincts.

3.5 Objective 5: Housing Diversity and Affordability

The proposed Amended ILP improves the housing diversity offered by the site and reduces the dominance and environmental impact of the current 70% of housing in the medium density (20-25 dw/ha & 25- 35 dw/ha) dwelling range. The change in housing diversity supported by the Amended ILP is illustrated in **Table 3** below. The table expands on **Table 2** (the existing ILP) provided earlier and confirms these amendments:

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	Existing	ILP	Proposed Amended ILP		
Density Band	Max Dwelling No.	%	Max Dwelling No.	%	
Environmental Living (max 10dw/ha)	14	1%	14	1%	
Low Density Band 1 (10 to 20 dw/ha)	633	30%	1055	50%	
Low Density Band 2 (20 to 25 dw/ha)	939	45%	409	19%	
Medium Density Band 1 (25 to 35 dw/ha)	517	25%	419	20%	
Medium Density Band 2 (35 to 60 dw/ha)	-		206	10%	
TOTAL	2,103	100%	2,103	100%	

Table 3: Comparison of Dwelling Diversity in Adopted and Proposed Amended ILP and SEPP Density Controls

The diversity of housing is increased across the whole site as:

- The dominance of the medium density housing type (20-25dw/Ha and 25 35 dw/ha) is reduced from 70% to 39%.
- The proportion of lower density housing (10 20 dw/ha) increases from 30% to 50%; and
- A new dwelling density type is introduced (35 60 dw/ha) that comprises 10% of dwellings.

The broader range of dwelling types that are offered by the suggested Amended ILP may also improve housing affordability by increasing dwelling choice with a more expansive range of price points for families and households in the Camden LGA. In particular, the introduction of a dwelling density range of 35 to 60 dwellings provides additional choice for more affordable housing typologies.

It is important to note that the proposed amendments to dwelling type and proportion do not:

- Seek to reduce the provision of open space, notwithstanding the change in dwelling type may reduce the formulaic demand for open space.
- Reduce or increase the overall maximum dwelling yield within the site which, in the proposed amended ILP is the same as the current ILP 2,103 dwellings.

These metrics are presented in detail in the Proposed Amended ILP **Figure 8** and the table of densities, minimum / maximum dwelling yields and sub precinct totals in **Table 4 below**.

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BIRLING - LOT YIELD CALCULATIONS

14/03/2023

	ILP AS PER REZONING				PROPOSED REVISED ILP					
	AREA	AREA DENSITIES		DWELLING YIELD		AREA DENSITIES		SITIES	DWELLING YIELD	
Location ID	m2	Density (min) (dw/ha)	Density (max) (dw/ha)	Dwellings (min)	Dwellings (max)	m2	Density (min) (dw/ha)	Density (max) (dw/ha)	Dwellings (min)	Dwellings (max)
Environmental Living										
EL.1	14,293	10	10	14	14	14,615	10	10	14	14
Low Density Band 1										
LD1.1 (part)	73,430	10	20	73	147	72,231	10	20	72	144
LD1.2	215,601	10	20	215	431	333,870	10	20	333	668
LD1.3	27,272	10	20	27	55	23,441	10	20	23	47
Low Density Band 2										
LD2.2	225,956	20	25	451	565	110,886	20	25	221	277
LD2.3	50,898	20	25	101	127	52,800	20	25	105	132
LD2.4	98,575	20	25	197	246	98,001	10	20	98	196
Medium Density Band 1										
MD1.2	3,437	25	35	8	12	3,436	25	35	8	12
MD1.3	15,997	25	35	39	56	17,055	25	35	42	60
MD1.5	89,826	25	35	224	314					
MD1.5 North						43,999	25	35	109	154
MD1.5 South						34,394	35	60	120	206
MD1.6	38,578	25	35	96	135	55,267	25	35	138	193
SUBTOTAL	853,863			1445	2103	859,995			1283	2103

Table 4 – Birling Lot yield calculations

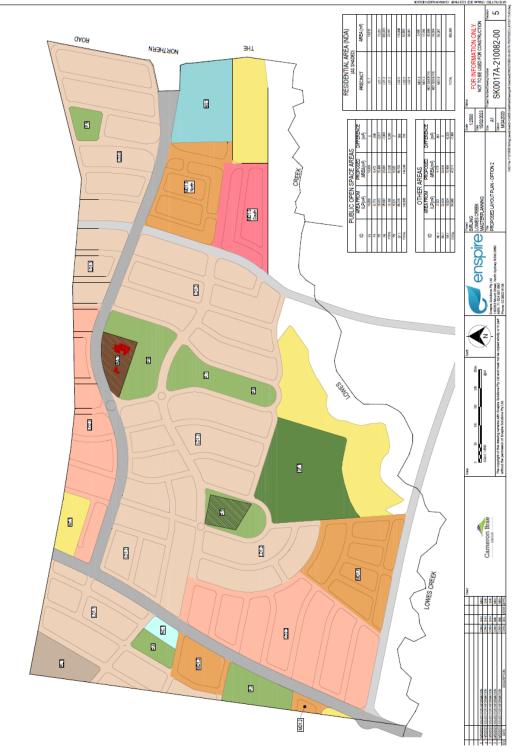
4. The amended ILP that responds to this analysis.

The synthesis of the above strategic analysis has enabled a proposed amended ILP to evolve, **Figure 8**. The proposed ILP will achieve the strategic aims for the Birling property and seek to provide a more functional local road network and opens space layout to improve pedestrian movement and linkages and heritage outcomes.

The Proposal as discussed in this strategic assessment provides for multiple improved outcomes to achieve the LCM Precinct objectives.

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Appendix 3 Consideration of S9.1 Ministerial Directions

	onsistency	Comment
1.0 Planning Systems 1.1 Implementation of Regional Plans	Yes	The draft Planning Proposal involves minor amendments and is consistent with the Greater Sydney Region Plan.
1.2 Development of Aboriginal Land Council land	N/A	There is no development of aboriginal land within the site.
1.3 Approval and Referral Requirements	Yes	The draft Planning Proposal does not prohibit the existing requirements for plan making approval or referrals and is consistent with the EPA Act 1979
1.4 Site Specific Provisions	Yes	This draft Planning Proposal does not advocate for site specific uses.
1.5 Parramatta Road Corridor Urban Transformations Strateg	N/A y	Does not apply to the Camden LGA.
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
1.7 Implementation of Greater Parramatta Priority Growth Are Interim Land Use and Infrastructure Implementation Plan	N/A a	Does not apply to the Camden LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	I N/A	Does not apply to the Camden LGA.
1.10 Implementation of the Western Sydney Aerotropolis Plan	Yes	The draft Planning Proposal does not inhibit the implementation of the Western Sydney Aerotropolis Stage 1 Land use and Infrastructure Implementation plan
1.11 Implementation of Bayside West Precincts 2036 Plan	e N/A	Does not apply to the Camden LGA
1.12 Implementation of Plannin Principles for the Cooks River Cove Precinct	g N/A	Does not apply to the Camden LGA
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A S	Does not apply to the Camden LGA
1.14 Implementation of Greater Macarthur 2040	N/A	Does not apply to the Camden LGA
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Does not apply to the Camden LGA
1.16 North West Rail Link Corridor Strategy	N/A	Does not apply to the Camden LGA.
1.17 Implementation of the Bay West Place Strategy	rs N/A	Does not apply to the Camden LGA.
1.18 Implementation of the Bay West Place Strategy	rs N/A	Does not apply to the Camden LGA.

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1.19 Implementation of the	N/A	Does not apply to the Camden LGA.
Westmead Place Strategy 1.20 Implementation of the Camellia- Rosehill Place	N/A	Does not apply to the Camden LGA.
strategy 1.21 Implementation of Southwest Growth Area Structure Plan	Yes	The draft Planning Proposal does not inhibit the implementation of the Southwest Growth Area structure plan. The changes to the gazetted zonings for LCM Precinct are minor and of little consequence in the achievement of the intent of the structure plan and priorities for the southwest growth centre.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Does not apply to the Camden LGA.
2.0 Design and Place (N/A)		
3.0 Biodiversity and Conservat 3.1 Conservation Zones	ion Yes	The proposed amendments do not amend the C2 zoned areas. The conservation zones across the site are protected
		and preserved.
3.2 Heritage Conservation	Yes	The Planning proposal seeks to enhance the local heritage sites within the Birling property. The view lines nominated within the ILP are retained and enhanced through improvements to the local street network between Birling 1812 and Birling 1937. View lines and vistas to the State listed Maryland are not impacted. Changes to additional permitted uses, height controls and heritage curtilage for Birling 1937 do not detrimentally impact upon the heritage item and enhance its potential adaptive reuse.
3.3 Sydney Drinking Water Catchments	N/A	Does not apply to the Camden LGA.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Does not apply to the Camden LGA.
3.5 Recreation Vehicle Areas 3.6 Strategic Conservation Planning	N/A N/A	Does not apply to the Camden LGA. No land within the Birling property is identified under the <i>State</i> <i>Environmental Planning Policy (Biodiversity and Conservation)</i> 2021 as avoided land or a strategic conservation area.
3.7 Public Bushland	N/A	The property is part of the southwest growth centre Bio Certified lands that includes the LCM Precinct. Protection of biodiversity and riparian areas has been achieved in the SEPP (Precincts Western Parkland City) 2021 mapping. There are no amendments proposed to these mapped areas.
3.8 Willandra Lakes Regio 3.9 Sydney Harbour Foreshores and Waterways Area	N/A N/A	Does not apply to the Camden LGA. Does not apply to the Camden LGA.

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3.10 Water Catchment Protection	N/A	Has no direct relevance to this Proposal.
4.0 Resilience and Hazards 4.1 Flooding	Yes	Any development on flood prone land within Birling property will be subject to the SEPP (Precincts Western Parkland City) 2021 flood control clauses. The Planning Proposal does not change development within the 1% AEP flooding area. There is no extension of residential or other zones into flood liable areas.
4.2 Coastal Management 4.3 Planning for Bushfire Protection	N/A Yes	Has no relevance to this Proposal. Birling property and the LCM Precinct generally is cleared agricultural land. Risk from bushfire will be managed using perimeter roads and temporary reduced vegetation in areas to be developed. Development on the Birling property has been subject to Bushfire assessment as per EPAA 1979 for a procedural and then stage 1 subdivision proposal. Bushfire is not considered to be a development risk that cannot be effectively mitigated.
4.4 Remediation of Contaminated Land	Yes	The Birling property has not been specifically identified by NSW EPA as contaminated. Around 50% of the land has been subject to a contamination assessment with a development application process and found to be fit for intended future residential use. The balance of the site will be subject to future assessment and reporting and, if required remediation, as per SEPP (Resilience and Hazards) 2021 and the Contaminated Land Management Act 1997 prior to redevelopment of the site.
4.5 Acid Sulphate Soils 4.6 Mine Subsidence and Unstable Land	N/A N/A	Has no relevance to this Proposal. The LCM Precinct is not subject to mine subsidence mapping or unstable land, has no relevance to this Proposal.
5.0 Transport and Infrastructu	re	
5.1 Integrating Land Use and Transport	Yes	The proposed Indicative Layout Plan maintains and enhances dedicated bike lanes and provides a highly walkable urban environment. The redistribution of density provides higher density in a location close to commercial and community facilities. The green link road provides an alternative to the sub arterial road linking commercial areas to recreation and heritage locations thus enhancing place making, pedestrian and transport connections within the Birling property.
5.2 Reserving Land for Public Purposes	Yes	The Proposal enhances the quality of land for public purposes including for local open space needs. Land reserved for public purposes has been identified in consultation with State government agencies and, in the case of local open space needs, based on a needs assessment associated with the future population. The amendments to the central park land in Birling provide for reduced road crossings enabling a less interrupted and seamless recreational space.

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5.3 Development Near Regulated Airports and Defence Airfields	Yes	The Birling property is on the fringe of several of the mapping controls for the Western Sydney Airport. None of the controls however have direct relevance to the use and scale of development that will occur across the site.
5.4 Shooting Ranges	N/A	There are no existing or proposed shooting ranges within LCM Precinct or neighbouring properties.
6.0 Housing 6.1 Residential Zones	Yes	This planning proposal seeks to maintain a variety of housing typologies including detached housing, town house and potentially including low rise residential apartments and mixed- use buildings. The Proposal will redistribute the density of the housing to reduce impacts around heritage curtilages and introduce a new higher density zone near an area of high amenity and the B5 commercial area. The total number of dwellings proposed on the Birling property will be unchanged.
6.2 Caravan Parks and Manufactured Home Estates	N/A	There is no existing or proposed caravan park on or site, has no direct relevance to this Proposal.
7.0 Industry and Employment 7.1 Business and Industrial Zones	Yes	This Direction states that a planning proposal must not reduce the potential floor space area for employment uses or industrial uses. The Proposal does not seek to amend the B5 zoned area, the mapped development standards or additional permitted uses.
7.2 short-term rental accommodation period	N/A	Does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Does not apply to the Camden LGA.
8.0 Resources and Energy 8.1 Mining, Petroleum Production and Extractive Industries	N/A	There is no existing or proposed mining, petroleum production or extractive industries within the Lowes Creek Maryland Precinct.
9.0 Primary production 9.1 Rural Zones	N/A	The land is not rural zoned, the direction does not therefore apply.
9.2 Rural Lands 9.3 Oyster Aquaculture 9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A N/A N/A	Does not apply to the Camden LGA. Does not apply to the Camden LGA. Does not apply to the Camden LGA

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Appendix 4

Draft State Environmental Planning Policy (Precincts - Western Parklands City) 2021 Maps

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Appendix 5

Draft State Environmental Planning Policy (Precincts - Western Parklands City) 2021 Schedule One amended Provisions.

Amend by inclusion of additional uses as noted in red below.

4 Use of certain land at Birling 1937, 975 The Northern Road, Bringelly

- (1) This section applies to land known as Birling 1937, 975 The Northern Road, Bringelly, being part of Lot 4, DP 1218798 and Lots 120 & 121 DP 1284706
- (2) Development for the following purposes is permitted with development consent—
- (a) food and drink premises,
- (b) function centres,
- (c) industrial retail outlets,
- (d) neighbourhood shops,
- (e) places of public worship.
- (f) Commercial Premises
- (g) Centre Based Childcare Facility
- (h) Medical Centre

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Appendix 6 Amended Camden Growth Centres Precincts Development Control Plan Schedule 6

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Appendix 7

High resolution image of proposed ILP

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Camden City Council Camden Growth Centre Precincts -Development Control Plan

December 2021



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		nct. The location and extent of each cross section can be seen in Figure 2-14	
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1 Introduction

1.1 Name and Application of this Plan

This Schedule forms part of the Camden Growth Centre Precincts Development Control Plan (referred to as the DCP).

This Schedule was adopted by the Deputy Secretary Greater Sydney Place and Infrastructure under delegation on 24 November 2021 and came into force on 21 December 2021.

This Schedule applies to all development on the land within the Lowes Creek Maryland Precinct, as shown on the Land Application Map (**Figure 1-1**).

This Schedule and related amendments to the DCP give effect to the provisions of this DCP for land within the Lowes Creek Maryland Precinct.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of the DCP, this Schedule takes precedence. **Table 1-1** summarises the structure of Schedule 6 Lowes Creek Maryland Precinct.

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 Lowes Creek Maryland Precinct. Provides Precinct specific figures that support the controls in Part 2 and Part 3 of the main body of the DCP in relation to the Lowes Creek Maryland Precinct.
3 – Centres Development Controls	Provides specific objectives and controls that apply to centres within the Lowes Creek Maryland Precinct. These controls are in addition to those in Part 5 and Part 6 of the main body of this DCP.
4 – Site Specific Controls	Specific objectives and controls for development in certain parts of the precinct including highway services, mixed use and bulky goods areas, and the heritage listed sites, Maryland Estate, Birling 1812, and Birling 1937.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact Camden Council for advice.

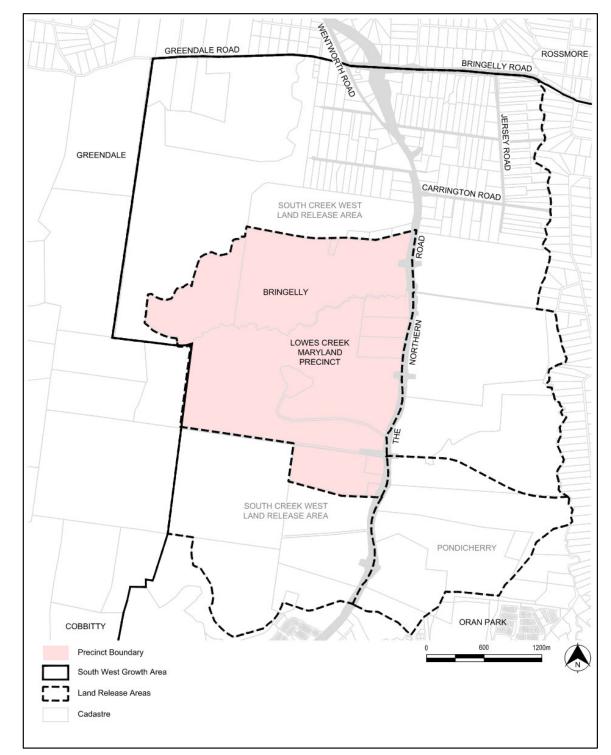


Figure 1-1: Land Application Map

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2 Development planning and design

Note: This section supports the objectives and controls of Part 2 and Part 3 of the DCP.

2.1 Vision and Development Objectives

Vision

The vision for the Lowes Creek Maryland Precinct is for a range of housing types to meet the needs of a well-connected and diverse community, supported by local services, infrastructure and facilities in a manner that responds to the unique characteristics of the Precinct. These characteristics include waterways and landforms associated with Lowes Creek and the historically significant Birling and Maryland Estates.

The landscape setting of the Maryland homestead and grounds, its associated outbuildings, and historic driveways, will be respected and interpreted within the development layout. The proximity of the Maryland Estate's outbuildings next to the local centre will reinforce this area as the main community focus, offering opportunities for small-scale retail, commercial and social infrastructure, to meet local needs.

Lowes Creek, a western tributary of Wianamatta-South Creek will be an important blue-green corridor for the Western Parkland City and will provide an opportunity for development within the Precinct to be designed to connect with and care for Country. Lowes Creek will integrate biodiversity, water management and passive recreational values to create a significant amenity resource for the local community. Where possible, remnant vegetation will be retained in public parks. Selected parks have also been strategically positioned to preserve view corridors to the Birling and Maryland heritage sites and to conserve Aboriginal cultural heritage.

The Precinct will be an integral part of the Camden Local Government Area (LGA) and the South West Growth Area (SWGA). It will be linked to surrounding suburbs and major regional destinations such as the future Western Sydney Airport, the regional centres of Liverpool, Campbelltown, Penrith and the Western Sydney Parklands.

Key Development Objectives for Lowes Creek Maryland

- 1. Protect and enhance Maryland and Birling's identified heritage values, using them to inform place-making, local park and local centre identity, and interpretation strategies.
- 2. Ensure all development achieves a high standard of urban and architectural design quality and environmental sustainability objectives.
- 3. Promote housing that provides a high standard of residential amenity.
- 4. Ensure Camden's housing targets are met through the provision of a range of housing types that offer diversity and affordability.
- 5. Create vibrant, successful centres and maximise opportunities for local employment and business.
- 6. Create walkable neighbourhoods with good access to public transport.
- 7. Protect significant views between key heritage sites and landscapes.
- 8. Protect and enhance Lowes Creek, including environmental conservation areas and adjacent high-quality green space.
- 9. Facilitate the development of vibrant, accessible and exemplary green places with a strong sense of place and custodianship, recognising and celebrating Aboriginal and European heritage spaces.

- 10. Provide a high-quality and connected public domain which is attractive, safe, functional, activated, accessible, sustainable, and culturally diverse.
- 11. Provide social infrastructure that is flexible and adaptable.
- 12. Ensure the timely delivery of critical infrastructure.
- 13. Service the future educational needs of the Precinct through the delivery of high-quality places of learning.

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.

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 management2.3.5. Native vegetation and ecology3.3.1 Layout and design
Figure 2-4: Areas of potential salinity risk	2.3.3 Salinity and soil management
Figure 2-5: Aboriginal cultural heritage sites	2.3.4 Aboriginal and European heritage
Figure 2-6: European cultural heritage sites	2.3.4 Aboriginal and European heritage
Figure 2-7: Bushfire risk and APZ requirements	2.3.6 Bushfire hazard management
Figure 2-8: Areas of environmental concern	2.3.7 Site contamination
Figure 2-9: Geotechnical constraints	2.3.7 Site contamination
Figure 2-10: Odour	2.3.10 Odour assessment and control
Figure 2-11: Residential structure	3.1.1 Residential density
Figure 2-12: Precinct road hierarchy	3.3.1 Layout and design 3.3.6 Access to arterial roads, sub-arterial roads and transit boulevards
Figure 2-13: Pedestrian and cycle network	3.3.4 Pedestrian and cycle network
Figure 2-14: Proposed road sections	3.3.1 Layout and design
Figure 2-20: Location of centres	5.1 Introduction

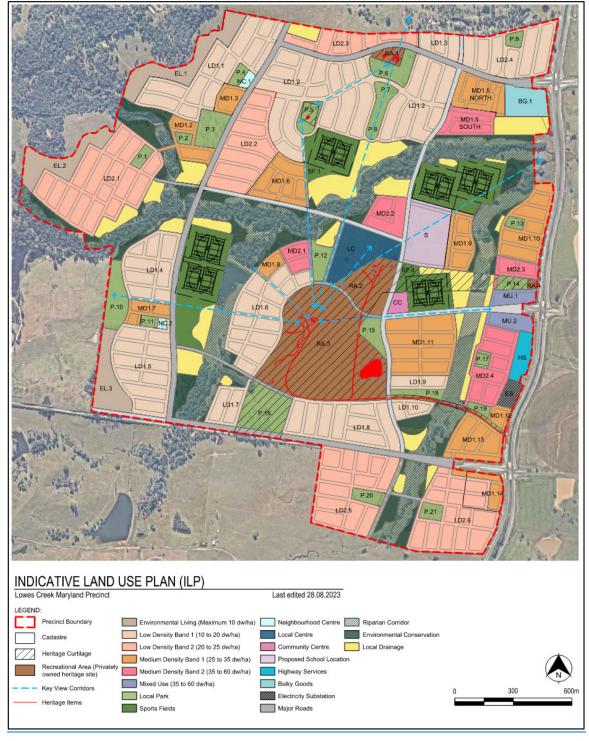
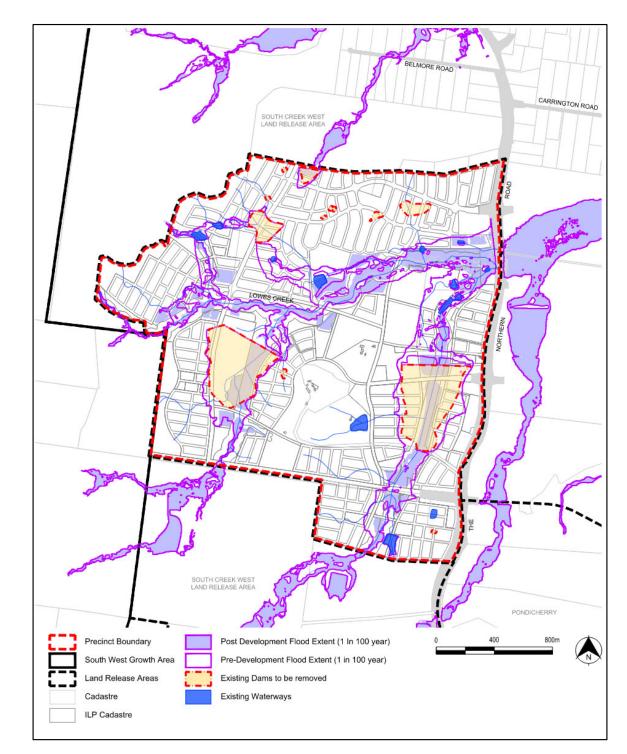


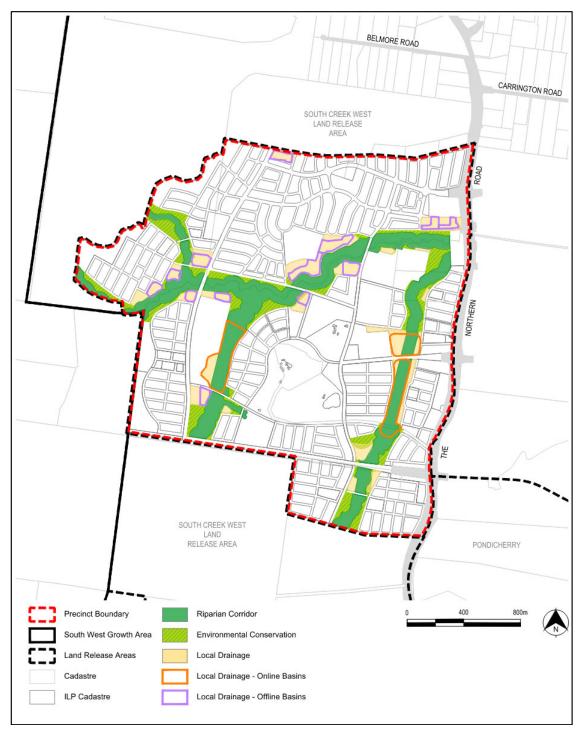
Figure 2-1: Indicative Layout Plan





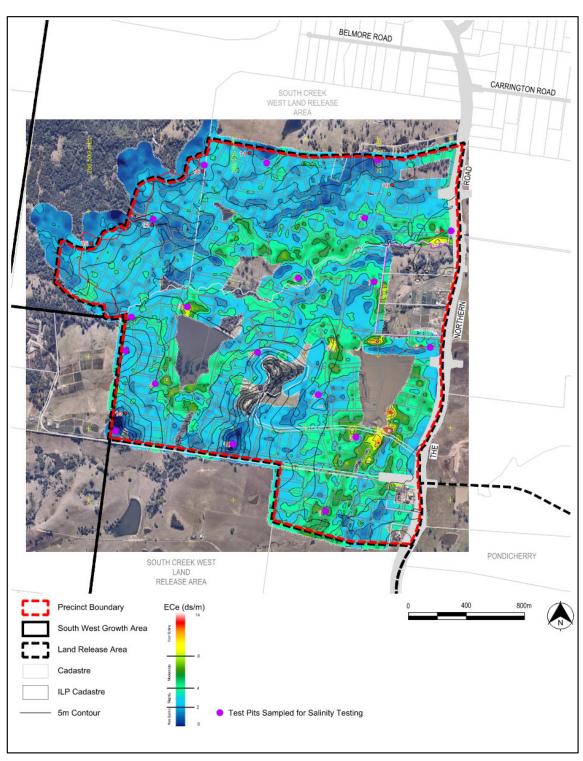
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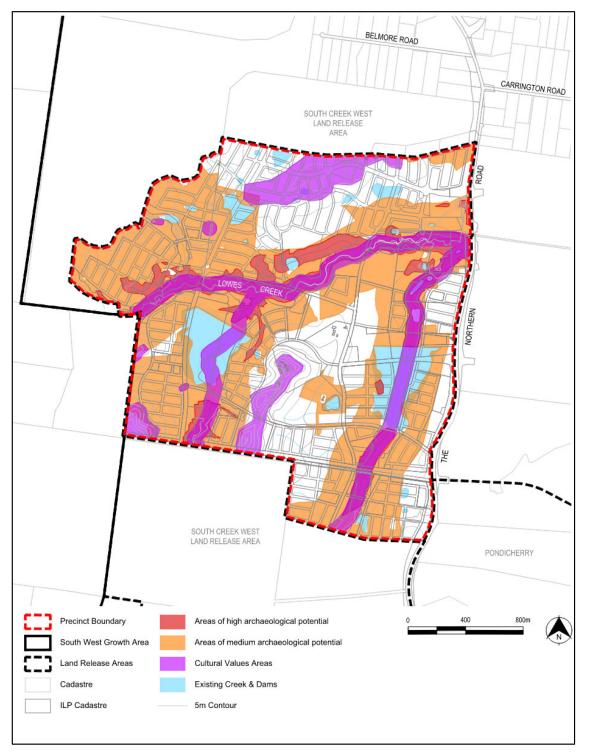








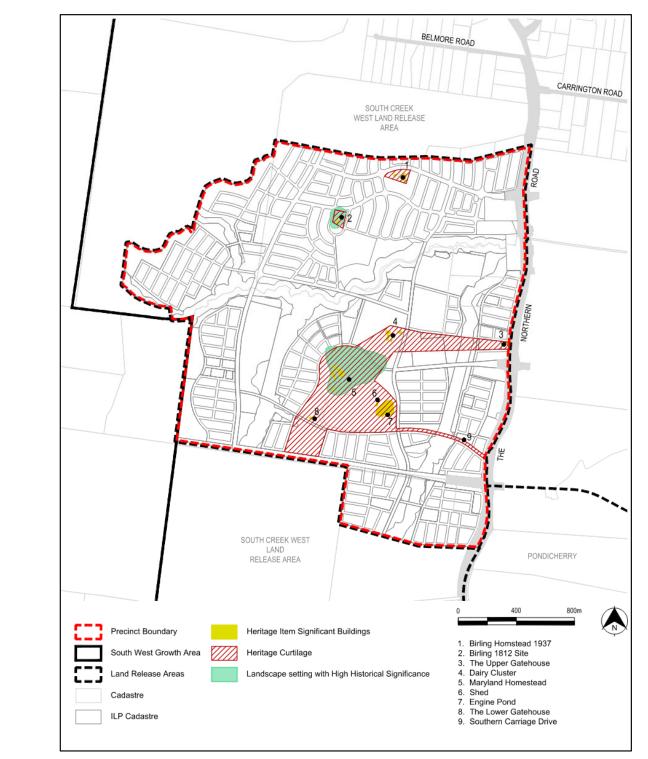




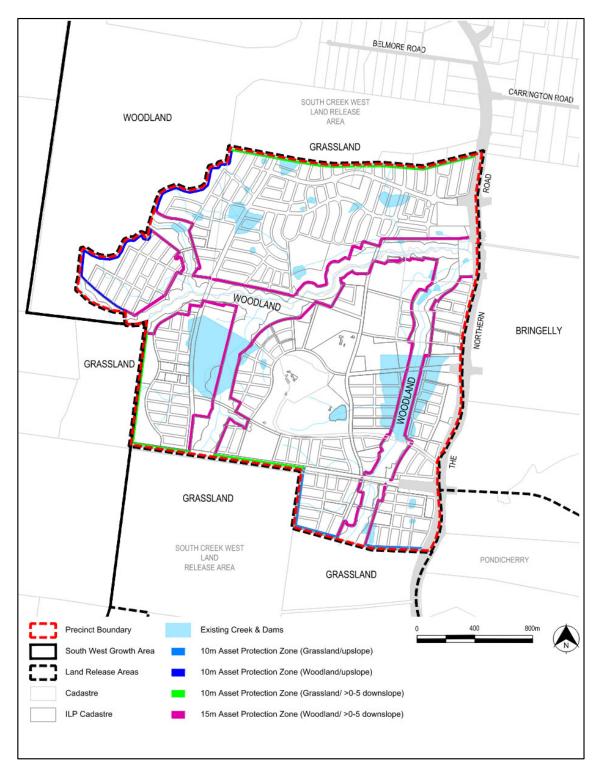


Attachment 2

Schedule 6 – Lowes Creek Maryland Precinct



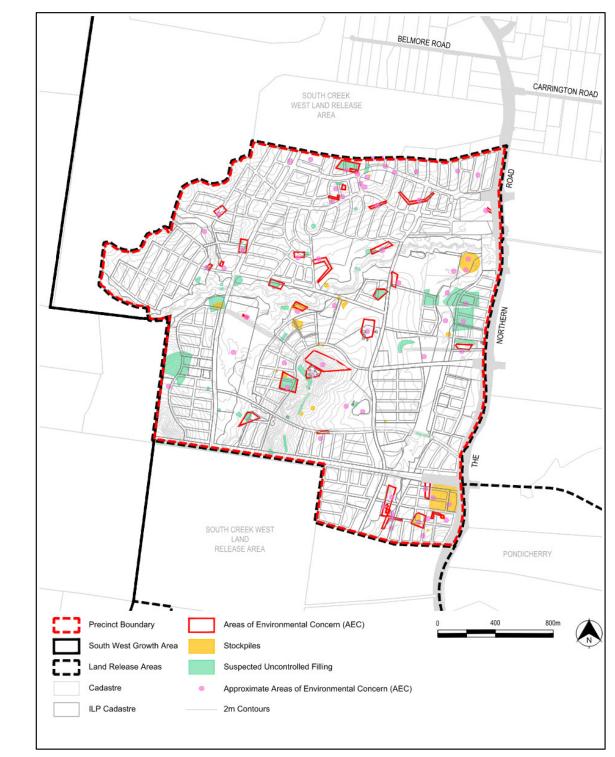






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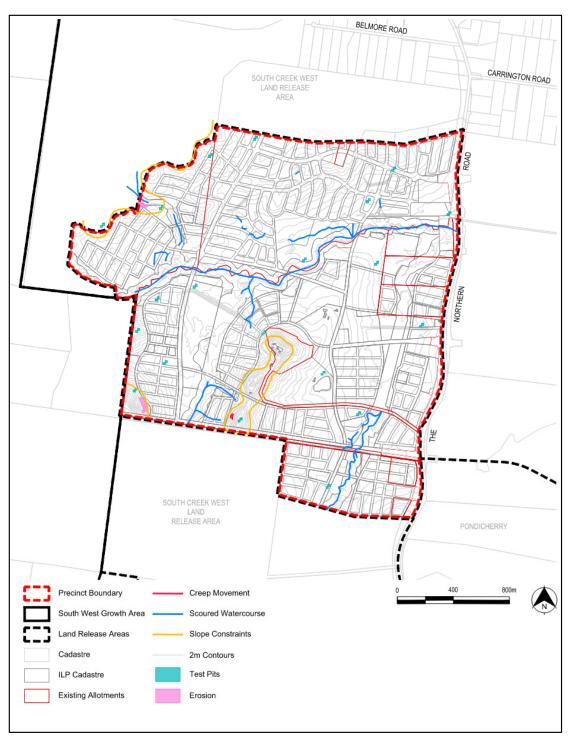


Figure 2-9: Geotechnical constraints

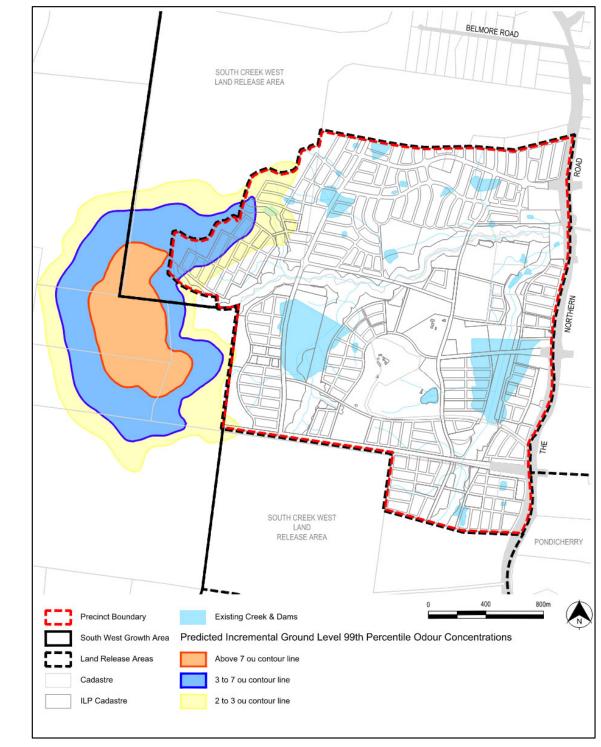


Figure 2-10: Odour

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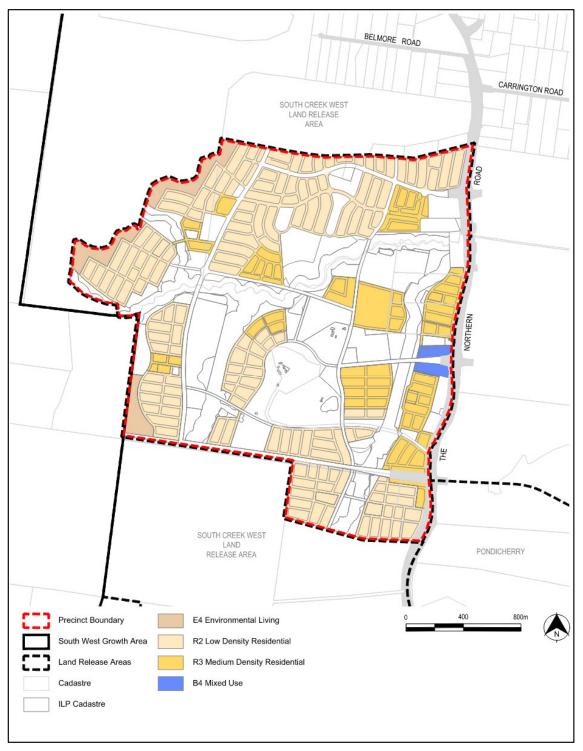


Figure 2-11: Residential structure

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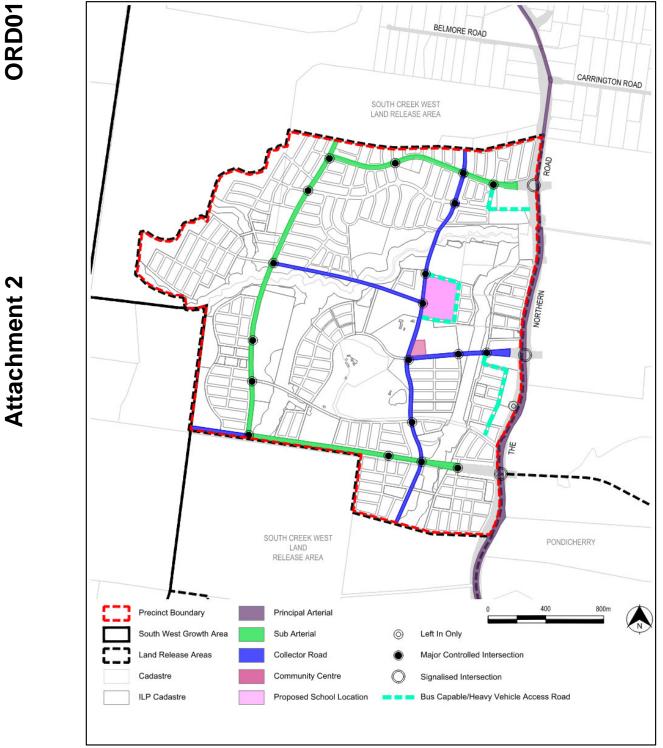
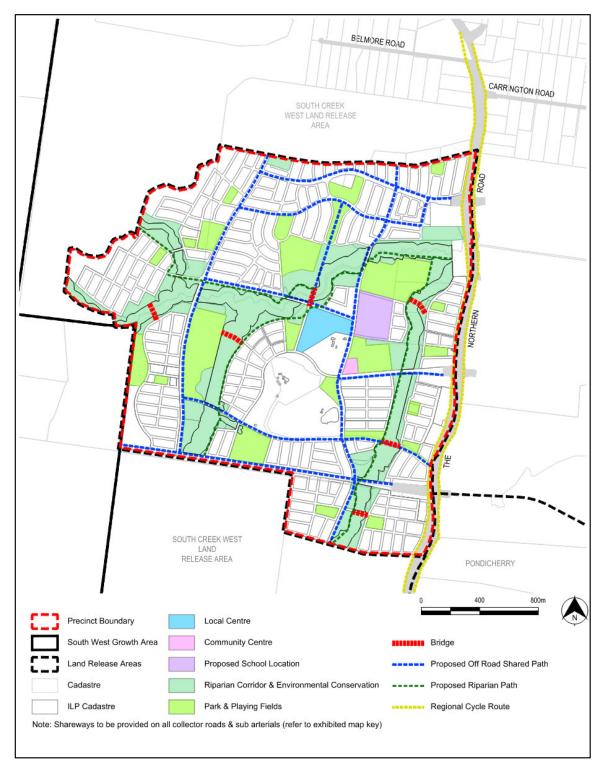
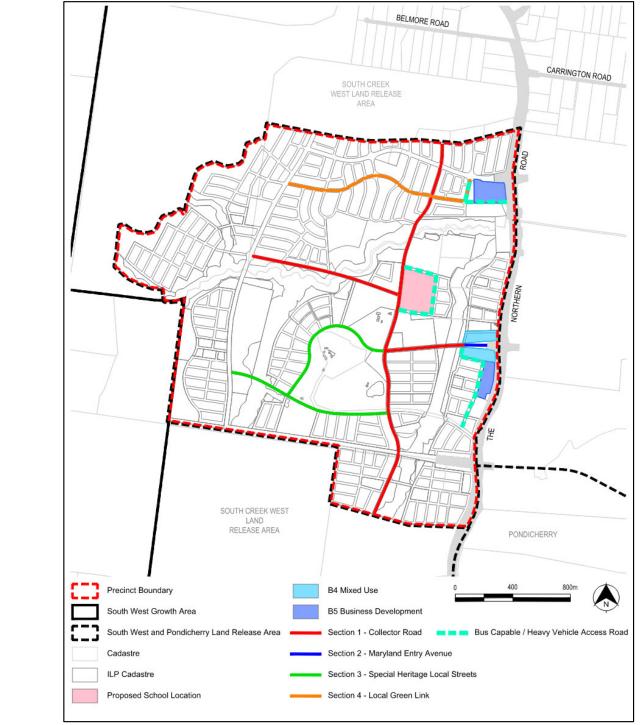


Figure 2-12: Precinct road hierarchy





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2.3 Road Network

Note: The following cross sections apply within the Precinct. The cross sections prepared under this section address heritage view lines as well as pedestrian and cyclist connectivity within the Precinct. The location and extent of each cross section can be seen in **Figure 2-14**.

Objectives

- a) Create a safe and permeable road network, in particular, for active forms of transport.
- b) Ensure streets contribute to the liveability of the urban area.
- c) Protect the view lines of significant heritage sites.
- d) Encourage active transportation within the Precinct.
- e) Achieve urban tree canopy cover within the Precinct.

Controls

1. The design and construction of streets must be consistent with the relevant typical sections in Figures **2-15 – 2-17** and Council's Engineering Specifications.

Section 1 - Collector roads, bus capable roads and heavy vehicle access streets

2. Collector roads, bus capable roads and heavy vehicle access streets (see **Figure 2-14** above) must be designed in accordance with **Figure 2-15** below.

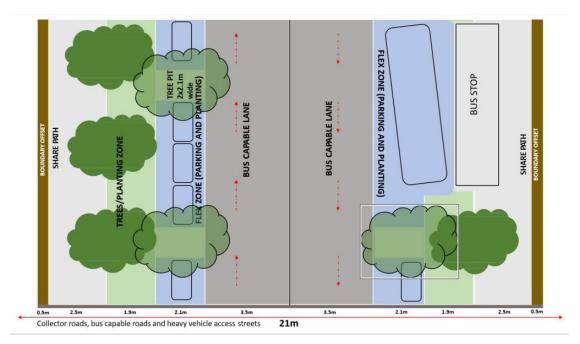


Figure 2-15: Section 1 Collector roads, bus capable roads and heavy vehicle access streets

Section 2 - Maryland Entry Avenue

3. The Maryland Entry Avenue (see **Figure 2-14** above) must be designed in accordance with **Figure 2-16** below.

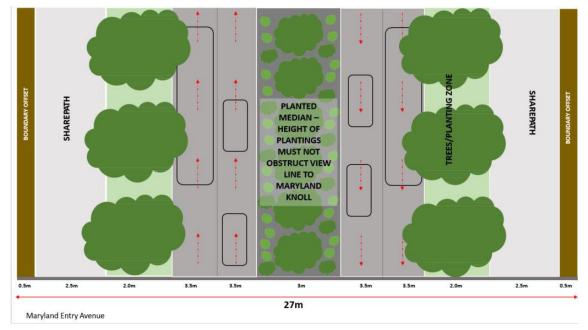


Figure 2-16: Section 2 Maryland entry avenue

- 4. This road section must preserve the heritage view line between The Northern Road to The Maryland Knoll (see **Figure 2-1**).
- 5. At full maturity, the height of plantings within the median must not obstruct the heritage view line.

Section 3 – Special Heritage Local Streets

6. The special heritage local roads (see **Figure 2-14** above) must be designed in accordance with **Figure 2-17** below.

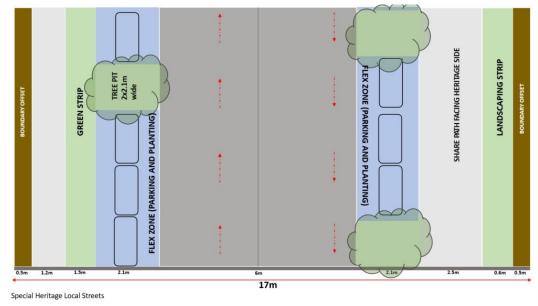


Figure 2-17: Section 3 Special heritage local roads

Section 4 – Green Link Road

7. The green link local road (see Figure 2-14 above) must be designed in accordance with Figure 2-17A below.

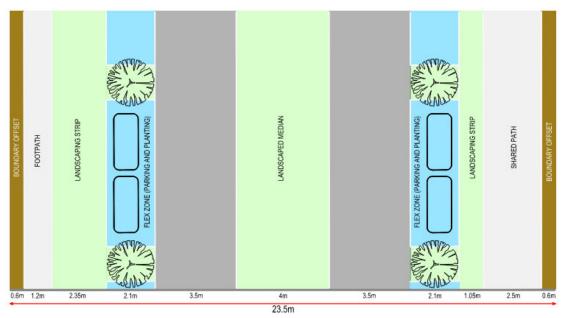


Figure 2-17A – Section 4 green link local road Figure 2-17A: Section 4 Local Green Link

2.4 Public Transport, Pedestrian and Cycle Networks

Objectives

- a) Provide accessible public transport options to all Lowes Creek Maryland residents and visitors.
- b) Encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct.
- c) Encourage the use of active transport through the provision of pedestrian and cycle routes that provide links between key activities, community facilities, open space areas and the local centre within the Precinct.
- d) Provide a network for pedestrian and cycle routes and ensure opportunities to extend these routes beyond the Precinct are possible.

Controls

- 1. Specific roads identified in **Figure 2-12** must have the capability to accommodate bus services as part of future local bus routes.
- Key pedestrian and cycle routes are to be generally provided in accordance with Figure 2-13.
- 3. The design of footpaths and off-road cycle lanes must be consistent with road sections provided in **Section 2.3**.
- 4. Pedestrian and cycle creek crossings must be generally provided in accordance with **Figure 2-13**.

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2.5 Open Space and Recreation Network

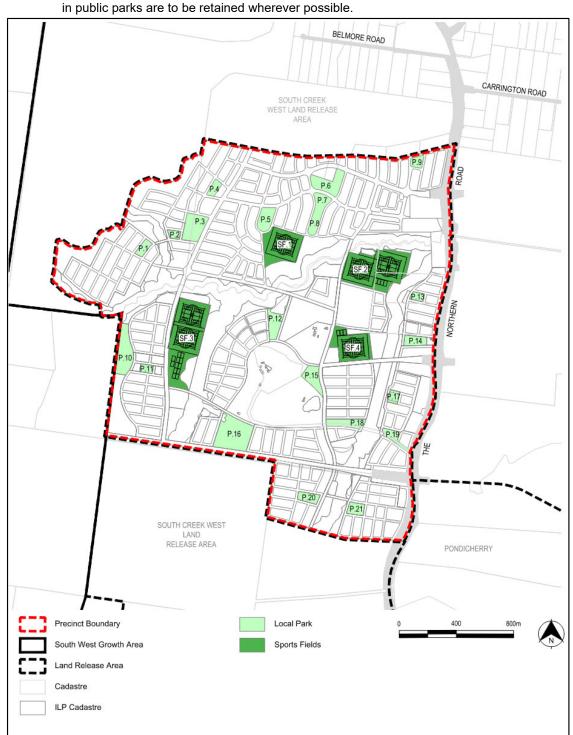
Objectives

- a) Promote a healthy, liveable community that is characterised by an equitable distribution of public open space and recreational opportunities across the Precinct.
- b) Establish a sense of place and orientation within the neighbourhood that takes advantage of the Precinct's natural and visual character, topography, existing vegetation, riparian networks and identified cultural heritage.
- c) Capitalise on the unique heritage features of the Precinct by interfacing parks with heritage sites and associated view lines.
- d) Ensure public open spaces are accessible to all and provide opportunities for social interaction.
- e) Ensure all open spaces are multi-functional and adaptable in design to allow for a range of uses.
- f) Encourage the use of drainage land for passive recreation purposes, consistent with environmental objectives.
- g) Provide a mix of passive, active, formal and informal public open spaces and play opportunities, that will cater for and support the future community of Lowes Creek.
- h) Provide appropriate plantings and shade trees while retaining and enhancing identified significant view lines.

Controls

- 5. The open space and recreation network for the Precinct must be delivered generally in accordance with **Figure 2-18**.
- 6. The minimum provision of open space facilities must be consistent with the *Lowes Creek Maryland Precinct Section 7.11 Contributions Plan* (see **Table 3**).
- 7. The following must be taken into consideration in the location of local parks:
 - a. parks must be located generally in accordance with the Indicative Layout Plan (refer to Figure 2-1);
 - b. parks are to be generally located within 800m of all residential development;
 - c. parks are to be located and designed to retain existing vegetation and where possible, be integrated with the environmental conservation land located within the riparian corridor network;
 - d. where possible, parks should have a frontage with the road network on all sides;
 - e. dwellings must be oriented towards parks to achieve passive surveillance; and
 - f. parks must be accessible and linked through pedestrian and/or cycle networks.
- 8. The following principles must be taken into consideration in the detailed design of playing fields, local parks and other passive open space areas:
 - a. the need for a range of play spaces and opportunities to cater for a variety of ages and abilities, considering universal design principles;

- b. the provision of adequate parking, lighting and waste management facilities commensurate with the scale, role and function of the open space being provided;
- c. the inclusion of interpretative signage detailing local history, Aboriginal cultural values, and environmental education themes; and
- d. the provision of amenities such as seating and shade structures, drinking fountains, street lighting, street information signs and planted areas.
- 9. Riparian corridors must provide opportunities for pedestrian paths, cycleways or fitness trails in a manner that maintains the environmental significance of these areas. A range of themed elements such as boardwalks, educational signage and seating areas along pathways and educational tracks referencing local Aboriginal cultural heritage, should be incorporated at appropriate borders.
- 10. A Public Domain and Landscape Plan must be submitted for each local sporting field, neighbourhood park, local park and other passive open space areas at the time of subdivision of the adjoining residential area. The Plan is to provide details on these elements as relevant to the particular public open space being provided:
 - a. earthworks;
 - b. public furniture and fixtures;
 - c. seating areas and shading structures for seating areas;
 - d. plant species and sizes;
 - e. equipment and shade structures for play spaces;
 - f. utilities and services;
 - g. public art;
 - h. hard and soft landscaping treatments, including edge treatments;
 - i. signage and lighting;
 - j. any entry statements or retaining or feature walls;
 - k. waste facilities;
 - I. interpretive material detailing local Aboriginal and/or European heritage;
 - m. provision of on/off-street car parking;
 - n. boardwalks or pedestrian bridges;
 - o. drainage basins;
 - p. areas of proposed irrigation and water harvesting;
 - q. sporting facilities;
 - r. retention and enhancement of view lines.
- 11. The selection of landscape species for public open space areas are to consider bushfire risk and consist of a species locally indigenous to the Cumberland Plain. Alternative plant species may be appropriate where identified provenance on Maryland Estate over time can



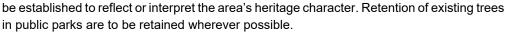


Figure 2-18: Open space network

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Table 3 Summary of open space and recreation requirements

Open Space Type	Minimum size/number
Playing Fields (SF1)	55, <u>703</u> 315 m²
Playing Fields (SF2)	104,296m ²
Playing Fields (SF3)	112,649m ²
Playing Fields (SF4)	51,477m ²
Local Park (P1)	6,975m ²
Local Park (P2)	4,583m ²
Local Park (P3)	25,522m ²
Local Park (P4)	6, <u>472</u> 770m²
Local Park (P5)	1 <u>5,4969,413m²</u>
Local Park (P6)	2 <u>3,881</u> 5,681 m ²
Local Park <u>s</u> (P7 <u>) and (P8)</u>	<u>21,526</u> 7,681 m ²
Local Park (P8)	7,485m²
Local Park (P9)	6,32 <u>3</u> 4m ²
Local Park (P10)	31,506m ²
Local Park (P11)	5,002m ²
Local Park (P12)	16,242m ²
Local Park (P13)	5,019m ²
Local Park (P14)	10,257m ²
Local Park (P15)	15,714m ²
Local Park (P16)	49,215m ²
Local Park (P17)	6,218m ²
Local Park (P18)	14,734m ²
Local Park (P19)	9,706m ²
Local Park (P20)	9,344m ²
Local Park (P21)	9,099m ²

2.6 Aboriginal Cultural Heritage

Note: This section is supplementary to **Section 2.3.4** of the DCP and provides guidance about further investigations that are required to understand and enhance Aboriginal culture and resources within the precinct.

Background

Lowes Creek Maryland contains a number of sites of Aboriginal cultural significance as part of a wider Aboriginal cultural landscape. Aboriginal people are the cultural owners and managers of information relating to Aboriginal cultural heritage. It is vital to Aboriginal people and to the richness of Camden's heritage, that the cultural values of Aboriginal Country and important spiritual and cultural links to land are maintained by conserving, protecting and interpreting places of cultural significance in consultation with Aboriginal stakeholders.

Objectives

- a) Ensure the interpretation of Aboriginal cultural heritage within the precinct is acknowledged and enhanced.
- b) Conserve and protect places of Aboriginal cultural and archaeological significance.
- c) Maintain connections between cultural landscape features and identified elements of Aboriginal cultural heritage within the Precinct and the surrounding area.
- d) Protect and enhance identified elements of Aboriginal cultural heritage significance that exhibit high cultural value.
- e) Ensure relevant Aboriginal stakeholders are appropriately consulted throughout the site planning and design process.
- f) Ensure urban development does not adversely impact areas of Aboriginal cultural and archaeological significance.
- g) Maintain access to identified Aboriginal cultural heritage (including scarred trees) within the Precinct for Aboriginal people so that connection and conservation can continue.

Controls

- 1. An Aboriginal Cultural Heritage Assessment Report, prepared by a suitably qualified professional, must be submitted with subdivision development applications, on land that exhibits areas of high and medium archaeological potential (refer to **Figure 2-5**).
- 2. Items of Aboriginal cultural value (such as scarred trees) must be preserved within passive open space or environmental conservation areas.
- 3. A subdivision development application of any land that contains a known item of Aboriginal cultural value (such as scarred trees) must be submitted with the following:
 - a) An Aboriginal Heritage Interpretation Plan. The Plan must be prepared in accordance with the relevant guidelines from the Heritage Council of NSW and in consultation with Council and the relevant Aboriginal stakeholders. The Plan must be approved by Council prior to lodgement of the subdivision development application.
 - b) Where landscaping works are proposed, a Concept Landscape Plan must be prepared by a suitably qualified person and in consultation with Council and the relevant Aboriginal stakeholders.
- 4. Naming of local roads, parks and recreation areas in the Precinct are to feature reference to local Aboriginal culture and occupation of the land where relevant. The selection of

names and locations should be identified in consultation with Council and the relevant Aboriginal stakeholders.

2.7 Odour

Objectives

a) To ensure the cumulative impacts associated with odour do not adversely impact the quality of life for future residents.

Controls

- Any residential subdivision DA that falls within the odour affected area (2-3 ou) (refer to Figure 2-10) shall be accompanied by a Level 3 Odour Impact Assessment (using the dispersion modelling program CALPUFF) to verify the actual nuisance levels of odour generated.
- 2. Any land identified by the Level 3 Odour Impact Assessment as being within a nominated separation distance shall not be developed until either:
 - a. Council is satisfied the odour generating business ceases to operate, or
 - b. mitigation measures are agreed by Council to lessen the impact of the odour on future properties.

2.8 Noise

Note: This section is supplementary to **Section 2.3.9** of the DCP and provides further guidance in relation to noise management.

Objectives

- a) Provide an acceptable residential noise environment, whilst maintaining well-designed and attractive residential streetscapes.
- b) Minimise noise impacts on residential properties that are located in the vicinity of arterial, sub arterial, collector, bus capable or heavy vehicle access roads and other significant noise sources within the Precinct.
- c) Minimise the impacts of noise on sensitive receivers through subdivision layout and building design.

Controls

- 1. Development must be designed to comply with Camden Council's Environmental Noise Policy (2018).
- 2. An acoustic report is required to be submitted with any subdivision development application that will result in residential dwellings adjoining principal arterial (i.e. The Northern Road), sub-arterial, collector roads, and/or bus capable and heavy vehicle access roads (refer to Figure 2-12). Acoustic reports must be prepared by a suitably qualified consultant. As a minimum, an acoustic report must:
 - a. identify receivers;
 - b. determine background noise levels (where required);
 - c. establish noise criteria;

- d. provide predicted noise levels (including relevant assumptions);
- e. assess potential impacts; and
- f. consider reasonable and feasible mitigation measures.
- 3. Council may determine whether an acoustic report is not required following consideration of a preliminary assessment from a suitably qualified acoustic consultant, justifying why an acoustic report is not required.

2.9 Biodiversity and Riparian

Objectives

- a) Protect waterways from further degradation and where necessary, improve their environmental function to mimic natural systems.
- b) Conserve, protect and enhance native riparian vegetation and associated habitat.
- c) Restore and rehabilitate degraded riparian land and only allow development which is compatible with the conservation values of these areas.
- d) Protect and improve water quality, fish habitat and passage.
- e) Maintain and enhance bed and bank stability.
- f) Ensure that development in the Precinct is integrated with the significant and sensitive environmental conditions.

Controls

- A vegetation management plan (VMP) must be prepared and implemented for the Precinct at subdivision stage in accordance with the *Guidelines for vegetation management plans on waterfront land*. The VMP should incorporate rehabilitation measures for riparian areas adjacent to land to be developed (refer to Figure 2-3). The VMP must designate a staging program that will enable simultaneous offsetting of habitat creation for potential threatened species (including the Australasian Bittern) where there is sequential destruction of habitat.
- 2. Native vegetation must be retained within the environmental conservation areas located along riparian corridors (refer to **Figure 2-3**).
- 3. All future development applications for controlled activities in, on or under waterfront land will be referred to the Natural Resources Access Regulator (NRAR) for consideration and recommendations for minimising potential harm to waterfront land. This includes all land within 40m of the highest bank of a river, lake or estuary.
- 4. Hollow bearing trees must be retained where possible to offer potential nesting spaces for local fauna. Where hollow bearing trees cannot be retained, hollows are to be extracted where possible or offset with a similar functioning nest box and be installed at an appropriate location within the riparian corridor.
- 5. Riparian offsets are permitted in certain cases:
 - a) to allow for the protection of remnant vegetation adjacent to riparian corridors as defined under the relevant NSW Water Guidelines for controlled activities, and
 - b) where rehabilitation of cleared areas adjoining riparian corridors and protected vegetation can occur to create a 'smooth' edge to the riparian zone.

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- 6. Where development impacts upon fish habitat, a permit will be required under the *Fisheries Management Act* 1994.
- 7. The design of water quality treatment devices and any works that have the potential to affect fish habitat must consider the Department of Primary Industries (DPI) 'Policy and guidelines for fish habitat conservation and management (update 2013)'.
- 8. Waterway crossings over the key fish habitat of Lowes Creek are to be constructed according to: 'Why do fish need to cross the road? Fish Passage Requirements for Waterway Crossings (Fairfull and Witheridge 2003)', in consultation with DPI Fisheries NSW.
- 9. Street tree planting is to incorporate species endemic to the Cumberland Plain where possible and appropriate. Other non-local trees may be considered where endemic species are unsuitable.

2.10 Bushfire

Note: This section is supplementary to **Section 2.3.6** of the DCP and provides further guidance on the treatment of Asset Protection Zones (APZ).

Objectives

- a) Mitigate and manage bushfire hazard risk within the Precinct and on adjacent lands.
- b) To ensure an appropriate level of asset protection are incorporated throughout the Precinct, consistent with guidelines for bushfire planning.

Controls

1. Asset protection zones (APZs) for future subdivisions must be in accordance with the Rural Fire Service's Planning for Bushfire Protection (2019) (PBP).

Note: The APZ's identified in **Figure 2-7** are indicative only and were based on a superseded version of PBP.

2. The design specifications set out in the New South Wales Rural Fire Service's Planning for Bushfire Protection (2019) must be applied to future development, including the construction of access roads, the provision of water, electricity, and gas services, and special fire protection purpose development.

2.11 Contamination and geotechnical constraints

Note: This section is supplementary to **Section 2.3.7** of the DCP. his section provides further guidance on types of areas of environmental concerns (AECs) and geotechnical constraints that have been identified and where further investigations are required, as detailed in the Lowes Creek Maryland Precinct Preliminary Site Investigation, by Douglas Partners, September 2018.

Objectives

- a) To ensure that areas of environmental concern (AECs) identified across the Precinct are remediated to a standard suitable for the identified potential land use and associated occupation.
- b) To ensure that geotechnical constraints are appropriately addressed.

Controls

- Site specific investigations are required for areas identified as AECs (refer to Figure 2-8) to confirm their presence, locations and appropriate remediation strategies prior to the subdivision of land.
- Site specific investigations are required for areas identified as geotechnical constraints (refer to Figure 2-9) to determine appropriate engineering standards are met for residential structures.

2.12 View lines and vistas

Note: The topography of the Precinct allows for views to and from elevated lands. Many of these views are significant as they provide visual connections between the Birling and Maryland heritage sites and landscapes.

These are reflected in clear view lines enabled by open space corridors and road alignments, as well as maximum building height controls within the Growth Centres SEPP.

Objectives

- a) Protect, interpret and enhance significant view lines.
- b) Provide for development that does not adversely affect significant view lines between key heritage sites and landscapes.

Controls

- 1. Low density housing, open space and roads must be located to retain and interpret key view lines as identified in the Indicative Layout Plan (Figure 2-1), and Figure 2-19.
- 2. Development within the local centre, mixed use entry area and school site are to maintain and interpret the significant view lines as shown in **Figure 2-19**.
- 3. Significant view lines should be retained and enhanced by using buildings to frame views where possible. Where practical, additional site planning considerations may be required on sites adjacent to an identified view line, to minimise potential for obscuring views (refer to **Figure 2.6 and 2-19**).
- 4. Landscaping and public domain elements are to complement and integrate with built form, be of an appropriate scale to retain and enhance significant view lines and vistas and provide sufficient shade and amenity.

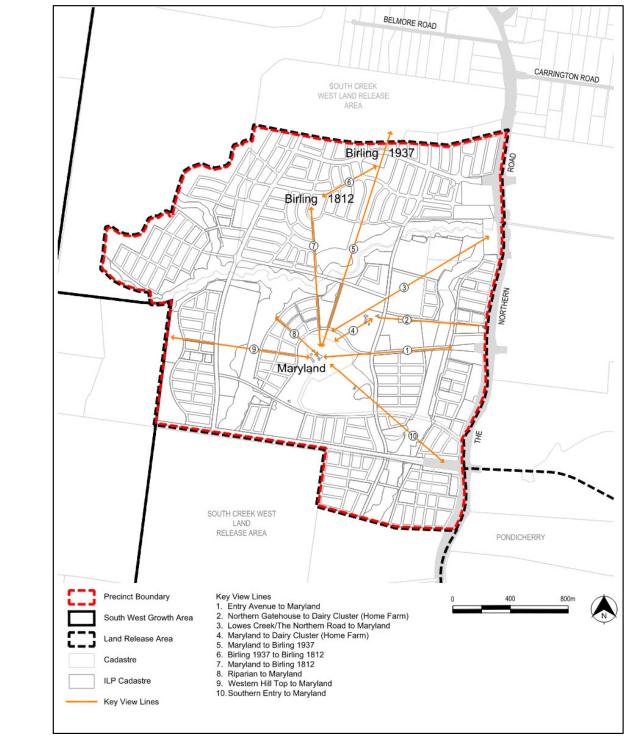


Figure 2-19: Key view lines

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3 Centres and employment land

3.1 Introduction

There is a hierarchy of three centres and two employment areas within the Lowes Creek Maryland Precinct as shown in the Indicative Layout Plan **(Figure 2-1)**. These include:

- A local centre that will form the civic heart of the precinct on land zoned B2 Local Centre.
- The area of land zoned B4 Mixed Use located at the main entry from The Northern Road.
- A bulky goods employment area in the north-east fronting the Northern Road zoned B5 Business Development.
- A highway services site located south of the mixed-use site fronting the Northern Road zoned B5 Business Development.
- Two neighbourhood centres in the western areas zoned B1 Neighbourhood Centre.

Objectives

- a) Ensure an appropriate supply, distribution, and mix of retail, commercial and employment floor space across the Precinct.
- b) Facilitate the provision of retail floor space that is commensurate with the Centre's role and function within the broader hierarchy of centres.
- c) Develop vibrant centres, with high quality public domain with good tree canopy, and welldesigned buildings.
- d) Ensure there exists opportunities for equitable access to essential services and facilities across the precinct to promote the use of active forms of transport.

Controls

- 1. Centres and employment areas must be located in accordance with the Indicative Layout Plan (Figure 2-1).
- 2. Development in the centres must respond to its local context and environmental conditions.
- 3. Development in the centres must be of high architectural quality and ensure that massing, scale, colours and materials used for buildings result in harmonious and high-quality urban design outcomes.
- 4. Public spaces in centres must be designed to incorporate trees and plantings, nonreflective (high albedo) surfaces (e.g. light-coloured pavements and building materials) and permeable pavements.

- 5. Development in centres, where practicable, must integrate waterways and recycled water reuse into site design, maximise permeable surfaces and implement innovative solutions to retain water within the landscape.
- 6. Development in centres must protect, enhance and improve urban tree canopy by providing plantings and shade trees, and where practicable extend the urban tree canopy.

3.2 The Maryland Estate local centre

Desired future character

The 6.18ha (61,783m²) centrally located local centre will form the civic, commercial and cultural hub of the Precinct. The centre is anticipated to accommodate a GFA of 20,000m² for retail development and 5,000m² for non-retail floor space. It will reflect and interpret its rural past and natural setting through a considered design approach.

The centre will provide for higher order retail, commercial, community and entertainment uses, will activate the centre's heart, and will establish a meeting place for the community. Nearby, a combined primary and high school, sports fields, and parks will complement the centre, supporting its activation and amenity. Good connections to the Northern Road and public access to the adjacent state heritage listed 'Maryland Homestead Estate', will mean the centre is accessible, integrated with the broader neighbourhood and activated through local points of interest and places for community enjoyment.

The local centre is to respect and celebrate Maryland Estate as a former colonial farm, including its remaining homestead complex, garden and grounds located to the south of the site. The local centre will also conserve, adaptively reuse and activate Maryland's former Dairy complex.

Building forms and materials are to be chosen to complement the character and setting of the area, in addition to enhancing its heritage significance. Buildings will respond to site constraints, including the topography of the site.

The form and character of the local centre will seek to establish a finer grain of built form that departs from the standard 'big box shopping centre' approach, so that it does not visually dominate its surroundings and can coexist sensitively with the Maryland Homestead and its landscape.

The design of the local centre is to retain and enhance significant views to the Maryland Homestead as identified in **Figure 2-19**.

Controls

1. This section requires the preparation of more detailed planning and design controls in the form of a Part B DCP Amendment for any development within the Maryland Estate local centre, as identified in the Indicative Layout Plan (Figure 2-1, Figure 2-20), and defined by the B2 Local Centre zone boundary in the Growth Centres SEPP.

- Council must not grant consent unless development is for works that, in the opinion of Council, do not predetermine an outcome on the land subject to a future Part B DCP Amendment.
- 3. The future Part B DCP amendment must be prepared using the advice of a suitably qualified heritage professional and is to respond to the advice of Council.
 - a. The future Part B DCP amendment may be prepared by an applicant in consultation with Council.

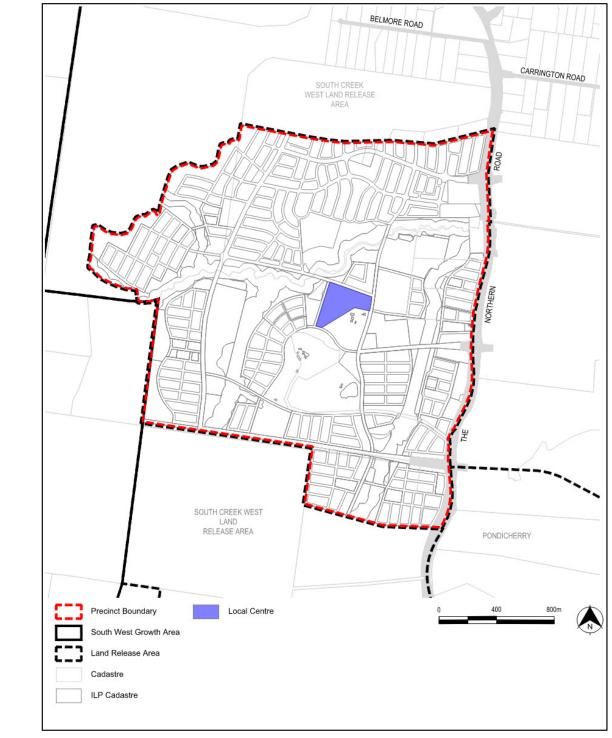


Figure 2-20: Location of local centre

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3.3 Mixed use entry area

Note: This section supports the objectives and controls of **Part 5** of the DCP.

Desired Future Character

The mixed use entry area is applied to 3.66ha (36,636m²) of land situated at the main entrance to the precinct directly off the Northern Road. It comprises two sites located either side of the Maryland Entry Avenue, 1.75ha (17,465m²) site to the north and 1.9ha (19,170m²) to site to the south.

The mixed use entry area will consist of landmark buildings up to six storeys with a mix of nonresidential uses at the ground floor to address and activate the entry road and residential apartments above.

The Maryland Entry Avenue, to which the mixed-use sites are orientated, will maintain an important view corridor from the Northern Road to the Maryland Homestead.

Objectives

- a) Provide opportunities for and ensure the viability of commercial and retail development within the Precinct.
- b) Ensure a high-quality built form outcome that creates visual interest and clearly defines the Maryland Entry Avenue as a vibrant and key point of access for the Precinct.
- c) Ensure access arrangements do not detract from pedestrian amenity and safety.
- d) Ensure car parking and vehicular access does not diminish the attractiveness of the streetscape or visually dominate the front of the site.
- e) Facilitate appropriate levels of amenity for residents living within or adjoining the mixed-use development in the Precinct.
- f) Ensure an appropriate interface between new development and the adjacent heritage gatehouse building.

Controls

- The mixed use entry area is to be located in accordance with the Indicative Layout Plan (Figure 2-1) and defined by the B4 Mixed Use zone boundary in the Growth Centres SEPP.
- The mixed use entry area is to accommodate a maximum GFA of 4,000m² for retail uses (2,000m² on each side of the Maryland Entry Avenue) and maximum GFA of 1,000m² allocated to other non-residential retail uses.
- 3. Building heights must not exceed a maximum of 6 storeys and buildings must protect and provide adequate solar access to the parks, streets and public domain.
- The mixed use development must be designed to maintain heritage view lines in the Precinct (identified as view line 1 in Figure 2-19) located between the Northern Road and the Maryland Knoll.
- 5. Development must be of a high design quality, provide an attractive visual presentation to the street and demonstrate how it will integrate, respect and appropriately respond to

surrounding land uses, land form and water systems, including the riparian corridor to the west, State heritage listed Maryland gatehouse, and adjoining park to the north.

- 6. Development adjacent to the State heritage listed Maryland gatehouse is to carefully consider:
 - a. maintaining sightlines towards the gatehouse from the southern approach along the Northern Road; and
 - establishing a positive relationship between the northern façade of the development and this heritage building to ensure a high-quality interface and avoid visually unsympathetic building elements adjacent to this heritage item.
- Building facades should be designed to accentuate key architectural features and clearly delineate points of interest, such as building entries, through the use of vertical and horizontal building elements.
- 8. Architectural and non-architectural elements should be used to define prominent street corners fronting the Maryland Entry Avenue. Elements such as parapets, awnings, wrap around verandas, and soft landscaping treatment, etc. should be considered where appropriate.
- 9. Active street frontages must be provided at the ground floor level of development along all public streets. Fine grained and intensive land uses that provide visual interest and encourage pedestrian activity is encouraged. Residential development is not permitted at the ground floor level unless it is for an entrance or lobby, access for fire services or vehicular access.
- 10. Buildings must provide continuous awnings at the ground floor level wherever possible. Awnings must be a minimum height of 2.5m above footpath level.
- 11. Where possible, ground floor development should be transparent. The use of roller shutters in lieu of glazed facades is not permissible unless a minimum of 70% of the roller shutter is transparent.
- 12. Pedestrian safety must be maximised through ensuring clear sight lines at pedestrian and vehicle crossings.
- 13. Vehicular access to buildings is not permitted via the Maryland Entry Avenue.
- 14. Car parking is to be provided below ground as much as practical. Ancillary parking facilities may be considered above ground to accommodate short stay parking, loading and unloading activities, and the like.
- 15. In mixed use developments, separate building entries must be provided for residential and non-residential components of development.

3.4 Bulky goods

Note: This section supports the objectives and controls of Part 6 of the DCP.

Desired Future Character

The bulky goods employment area applies to 3.28ha (32,834m²) of land situated in the north-east of the Precinct fronting the Northern Road. The area will make provision for homemaker and large format retail activities.

Objectives

- a) Maximise opportunities for local employment within the Precinct.
- b) Ensure that the detailed design of the bulky goods employment area is undertaken in a coordinated manner in order to achieve a high-quality urban design outcome.

Controls

- The bulky good employment area is to be located in accordance with the Indicative Layout Plan (Figure 2-1) and defined by the B5 Business Development zoned boundary in the Growth Centres SEPP.
- 2. Access to the site is to be provided from the internal road, via the northern sub arterial road. Direct access to or from the Northern Road is not permitted to the bulky goods site at the northern end of the Precinct, unless agreed to by Transport for NSW and Council.

3.5 Highway service centre

Note: This section supports the objectives and controls of Part 6 of the DCP.

Desired Future Character

A highway services centre applies to 2.04ha (20,363m²) of land located in the south-east of the Precinct, fronting the Northern Road. The highway service centre will cater for the provision of a service station with associated retail activity, service business and semi-industrial activities.

Objectives

- a) Maximise opportunities for local employment within the Precinct.
- b) Ensure that the detailed design of the highway service centre is undertaken in a co-ordinated manner in order to achieve a high-quality urban design outcome.

Controls

- The highway service centre is to be located in the area zoned in accordance with the Indicative Layout Plan (Figure 2-1) and defined by the B5 Business Development zone boundary in the Growth Centres SEPP.
- 2. Direct left-in only access arrangement is permitted as shown in **Figure 2-12**. Traffic exiting this site is required to utilise the internal road network to the proposed collector road.

3.6 Neighbourhood centres

Note: This section supports the objectives and controls of Part 5 of the DCP.

Desired Future Character

The neighbourhood centre areas apply to two sites situated in the western part of the Precinct. One is located in the north-west of the precinct, comprising of a total area of $3,321m^{2}$, and one in the south-west of the precinct, comprising of a total area of $2,547m^{2}$.

The desired future character is of a small-scale centre that serves the needs of people in the surrounding neighbourhood, as well as supporting walkability and social interaction within the precinct.

The neighbourhood centres will provide for convenience retailing, and other accessible convenient shopping, community and business services to meet the daily needs of local residents. Shop top residential apartments will be encouraged and should respect the scale and height of the surrounding residential area.

Development should be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form in the neighbourhood centre shall be of a scale which supports the integration of appropriate retail and commercial uses with residential uses. Shops shall address the street in order to create a sense of place. Centres will be designed as walkable neighbourhoods which are attractive to pedestrians.

Objectives

- a) Create vibrant, mixed use neighbourhood centres with opportunities for shop top housing that provide a range of small-scale retail, business and community uses to cater for the needs of the local population.
- b) Achieve high quality architecture in new development through the appropriate composition and articulation of building elements, textures, materials and colours that respond to the building's use and locality.
- c) Ensure adjacent residential buildings, other adjoining development and public open space retain sufficient solar access.
- d) Encourage development which makes a positive contribution to the streetscape, promotes active transport use, and contributes to the amenity of the centre.
- e) Create entrances which provide a desirable and safe identity for the development and which assist in visitor orientation.
- f) Minimise potential conflicts between pedestrians and vehicles.

Controls

<u>General</u>

- The neighbourhood centres must be located in accordance with the Indicative Layout Plan (Figure 2-1) and defined by the B1 Neighbourhood zone boundary in the Growth Centres SEPP.
- 2. Active street frontages must be provided at the ground floor level of development along all public streets. Fine grained and intensive land uses that provide visual interest and encourage pedestrian activity is encouraged. Residential development is not permitted at the ground floor level unless it is for an entrance or lobby, access for fire services or vehicular access.

3. Incorporate residential/shop top housing above the ground floor retail/commercial tenancies where feasible.

Layout:

- 4. The arrangement of built forms must consider potential future noise and amenity conflicts to surrounding uses inside and outside of the neighborhood centre.
- 5. Development is to be designed and sited to minimise any adverse impacts from the adjacent sub arterial road.

Built form:

- 6. Development must be designed and sited so that it visually addresses the street and must have a clearly identifiable entry.
- 7. Buildings are not to exceed a maximum of 3 storeys and 12m in building height.
- 8. Buildings are to be articulated and visually address the street through the selection of materials, openings and entries. Where buildings are not proposed to be built to the street frontage, setbacks are to be minimised. Buildings are also to be designed and located to activate and enhance nearby public open spaces.
- 9. The building and landscape design is to be complementary to ensure it is legible, safe, and accessible for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.
- 10. Avoid the occurrence of blank walls on buildings through façade articulation that clearly delineates points of interest e.g. building entries, and vertical and horizontal elements. In circumstances where walls with minimal or no openings (i.e. windows, doors and balconies) are unavoidable, they are to be treated with appropriate design detail and visual articulation through the use of colours and materials.
- 11. Building heights are to take into account view lines and protect solar access to nearby parks, streets and the public domain.
- 12. Establish a 'sense of place' and contemporary character for the precinct through a highquality built form and energy efficient architectural design.
- 13. Highly reflective materials are not acceptable for roof or wall cladding.

Public domain

- 14. Provide a high-quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
- 15. Provide street tree and open space planting to provide generous shade for pedestrians.
- 16. Provide continuous weather protection for pedestrians on all commercial and mixed use buildings and in key locations.
- 17. Shop fronts are to be glazed to ensure visual interest, provide borrowed light and surveillance to the street in alignment with Safer by Design principles.

Transport and access

- 18. Walking and cycling leading to and within neighbourhood centres is to take priority over traffic circulation.
- 19. Incorporate transport interchanges which accommodate bicycle parking, in addition to park and ride facilities.
- 20. Provide on-street parking for convenience and to contribute to the activation of the street, where appropriate to support the use and function of the neighbourhood centre.
- 21. The visibility of parking areas at street frontages shall be minimised through:

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- a. parking layout and design, building location and design and landscaping treatments;
- b. bitumen and cars are not to be the dominant features of the landscape;
- c. parking areas must be designed to enable legible, safe, and accessible for pedestrians from the street frontages, within the centre and to adjoining land, where appropriate.
- 22. Waste storage and collection areas are to be designed to minimise amenity impacts and should not impede the use of the public domain.

4 Site Specific Controls

This section provides site specific controls for three key European heritage sites within the Precinct. These are:

- Birling 1812 (known as 'Birling');
- Birling 1937 (known as 'Birling'); and
- Maryland Estate (including the Dairy Cluster and the Gatehouse at The Northern Road).

Birling consists of two important archaeological sites associated with the colonial magistrate Robert Lowe and the administration of the convict system of New South Wales during a formative period of British colonial expansion. Although the location of the sites is only approximately known, they are expected to be reasonably intact and legible.

4.1 Birling 1812

Birling 1812 consists of a homestead and outbuildings which have now been demolished. The site consists of moderate to high archaeological potential, that may be of exceptional heritage significance. Further archaeological testing would be required to determine the extent of archaeological potential of the site.

Birling 1812 is protected by a heritage curtilage. Its location is shown in **Figure 2-2** and **Figure 2-6**.

Objectives

- a) Conserve and enhance the identified heritage of Birling 1812.
- b) Ensure that development in the Precinct integrates with and respects the heritage and cultural significance of Birling 1812.

Controls

<u>General</u>

- 1. The Birling 1812 site must be retained as open space and interpret the archaeological and historical significance of the site.
- 2. A Conservation Management Plan (CMP), incorporating a fabric analysis for the heritage site, must be submitted prior to subdivision of the site.
- 3. Any impacts to the archaeological site must be subject to a s140 Excavation permit application approved by the Heritage Council of NSW under the *Heritage Act 1997*.
- 4. An Archaeological Management Plan (AMP) must be submitted for Birling 1812 prior to Council approval of any earthworks/grading works on the site.
 - <u>a.</u> The AMP must identify the nature and extent of the moderate to high potential archaeological remains on the site, and identify strategies to manage archaeological heritage, in accordance with the requirements of the NSW *Heritage Act 1977*.
- 5. A Heritage Interpretation Strategy shall be prepared and implemented for Birling 1812. This Heritage Interpretation Strategy must provide for high quality onsite interpretative displays within the Birling 1812 public open space. The Heritage Interpretation Strategy shall include information about the history and significance of Birling 1812, interpret the authenticity of the remains and explain the site's historic relationships to Birling 1937 and Maryland, including the carriageway that once connected it to the former. The Heritage Interpretation Strategy will include provision for the maintenance of any interpretative displays.

a.

Planting

5.6. Planting may consist of species that are locally indigenous to the Cumberland Plain, or exotic or other plant species with identified provenance on Maryland Estate over time to reflect or interpret the heritage character of the site.

4.2 Birling 1937

Objectives

- a) Conserve and enhance the identified heritage of Birling 1937.
- b) Ensure that development in the Precinct is integrated in a respectful way in relation to the cultural significance of Birling 1937.

Controls

<u>General</u>

- 1. An Archaeological Management Plan (AMP) must be submitted for Birling 1937 prior to Council approval of any earthworks/grading works on the site.
 - a. The AMP must identify the nature and extent of the moderate to high potential archaeological remains on the site and identify strategies to manage archaeological heritage in accordance with the requirements of the NSW *Heritage Act 1977*.
- 2. Any impacts to the archaeological site must be subject to a s140 Excavation permit application approved by the Heritage Council under the *Heritage Act 1997*.
- 3. A Conservation Management Plan (CMP) must be submitted to Council prior to subdivision of the site.

Built form and design

4. The scale and form of development within Birling 1937 must not detract from the heritage significance of the site and must be compatible with the heritage values of the site.

Planting

5. Planting may consist of species that are locally indigenous to the Cumberland Plain, or exotic or other plant species with identified provenance on Maryland Estate over time to reflect or interpret the heritage character of the site.

4.3 Maryland Estate

Maryland Estate is a highly legible colonial farm complex planned and built by Thomas Barker compromising of an early homestead villa, cottages, farm buildings, garden, grounds, farm driveways, paddocks, dams and gatehouses. It is especially significant for its completeness as a group of buildings, degree of intactness and its relationship with the landscape setting. The winery and store may be the oldest surviving winery complex in Australia.

The location of the Maryland Estate is shown in Figure 2-2 and Figure 2-6.

Objectives

- a) Provide for the retention and ongoing conservation of the Maryland Estate and appropriately address the recommendations of its Conservation Management Plan.
- b) Provide guidance for new development in the vicinity of the Maryland Estate
- c) Protect and conserve the rural and visual curtilage of the Maryland Estate.
- d) Provide for the ongoing use of the Maryland Homestead and associated buildings.

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- e) Ensure that landscape treatment conserves and enhances Maryland Estate's significant landscape values.
- f) Ensure that surrounding development does not detract from the heritage significance of the Maryland Estate.
- g) Provide opportunities for interpretation of the history of the Maryland Estate.

Controls

<u>General</u>

1. Applications for subdivision and development within the Maryland State Heritage Curtilage will require consent from the Heritage Council of NSW and must address the requirements of the NSW *Heritage Act* 1977.

Note: Exemptions from this requirement may be granted by the Heritage Council of NSW for certain land within the curtilage where applications for subdivision and development are consistent with the requirements of this DCP.

- 2. Development within the Maryland State Heritage Curtilage identified in **Figure 2-6** must be in accordance with the adopted Conservation Management Plan (CMP) and the Australian ICOMOS Burra Charter.
- 3. A CMP must be submitted prior to subdivision of the site
- 4. An Archaeological Management Plan (AMP) must be submitted prior to Council approval of any earthworks/grading works on the site.
 - a. The AMP must identify the nature and extent of the moderate to high potential archaeological remains on the site and identify strategies to manage archaeological heritage in accordance with the requirements of the NSW *Heritage Act 1977*.
- 5. Any impacts to the archaeological site must be subject to a s140 Excavation permit application approved by the Heritage Council under the *Heritage Act 1997*.

Public Domain and Landscape

- 6. The first application for subdivision within the Maryland State Heritage Curtilage must be accompanied by a Public Domain and Landscape Plan prepared by a suitably qualified urban designer and/or landscape architect in collaboration with a qualified heritage consultant.
- 7. The Public Domain and Landscape Plan must be generally consistent with the Lowes Creek Maryland (Part) Precinct Cultural Landscape and Visual Context Review (September 2018). The Plan must respond to and interpret the key view lines of the Maryland Homestead (refer to Figure 2-19). Subsequent development applications within this area must be consistent with the Public Domain and Landscape Plan.
- 8. The Public Domain and Landscape Plan must provide details on the following matters:
 - a. a planting and restoration program that reflects the history and diversity of historical plantings forming part of the cultural landscape setting of the Maryland Homestead, as well as the Cumberland Plain Woodland;
 - b. interpretation and management of historic driveways within the Maryland State Heritage Curtilage;
 - c. design and detail of pedestrian pathways;
 - d. provision of interpretive material detailing both local Aboriginal and/or European heritage;
 - e. historic place naming;

- f. public art; and
- g. residential fencing guidelines.
- 9. Street tree plantings must not obstruct key heritage view lines identified in **Figure 2-1**, **Figure 2-6** and **Figure 2-19**.
- 10. Tree plantings in public parks located within the heritage curtilage may consist of a species that are locally indigenous to the Cumberland Plain or exotic or other plant species with identified provenance on Maryland Estate over time to reflect or interpret the heritage character of the site. Retention of existing trees within public parks must be considered wherever possible.

Residential development adjacent to Maryland Estate

- 11. More detailed planning and design controls in the form of a Part B DCP Amendment is required for residential dwellings with direct frontage to the Maryland State Heritage Curtilage (refer to **Figure 2-1** and **Figure 2-6**) to ensure they complement the topography of the site, the setting of the Maryland Homestead and associated outbuildings and the historical rural character without replicating architectural details.
- 12. The materials and colours used for building design must be neutral and non-reflective to ensure minimal visual impact on the heritage setting and its cultural landscape.

Minutes

Camden Local Planning Panel Camden Council Administration Centre 70 Central Avenue, Oran Park

18 July 2023









ORD01

Camden Local Planning Panel

Site Inspections Commenced:

10:00am

Attendees:

Stuart McDonald (Chairperson), Grant Christmas (Expert Member), Glennys James (Expert Member) and Christopher Shinn (Community Representative).

Also in Attendance:

Manager Strategic Planning, Team Leader Precincts and Growth, Executive Strategic Planner and Governance Officer – Panel & Committees.

CLPP01 PP/2021/14/1 - Planning Proposal for Birling - 975 The Northern Road, Bringelly

PANEL RECOMMENDATION

- 1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
- 2. The Panel recommends that Council consider whether the proposed curtilage for Birling 1937 is capable of accommodating car parking and servicing associated with the proposed additional uses without resulting in unacceptable heritage impacts.

CLPP02 South Creek West Sub - Precinct 2 Planning Proposal

PANEL RECOMMENDATION

- 1. The Panel considers that the Planning Proposal demonstrates strategic and site specific merit.
- 2. The Panel notes that the Council's masterplan consultant has made a number of recommendations and that these recommendations will form part of the Council Officer's report to Council regarding the Planning Proposal.
- 3. That prior to the Proposal proceeding to Council for endorsement to submit the Planning Proposal for a gateway determination, the Panel recommends that the Council Officers further consider:
 - i. The need for future open space and other physical and social infrastructure associated with the employment land;
 - ii. That the proposed local park at the west of Lot 6, DP1216926 be identified as *open space tree retention* given the identification of these trees as high conservation value vegetation;
 - iii. That the western ridgeline be identified for tree retention and C2 zone;
 - iv. The village centre be located on the western side of the proposed collector road only and not be fragmented by this major north-south road. The Panel was advised that the allocation of area for the village centre exceeds that required for the precinct and so if also reduced in area, should also be consolidated to the west of the collector road;
 - v. Options for the planning controls for the precinct to require provision of

MINUTES

CAMDEN LOCAL PLANNING PANEL MEETING HELD ON 18 July 2023

2



Camden Local Planning Panel

affordable housing; and

- vi. The inclusion of the minimum allocation of public open space for future residents based on the benchmark of 2.83 hectares per 1000 people.
- 4. The Panel supports the Officer recommendations 1-10 as outlined within the report.

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MINUTES

CAMDEN LOCAL PLANNING PANEL MEETING HELD ON | 18 July 2023 3

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70 Central Ave, Oran Park NSW 2570



mail@camden.nsw.gov.au

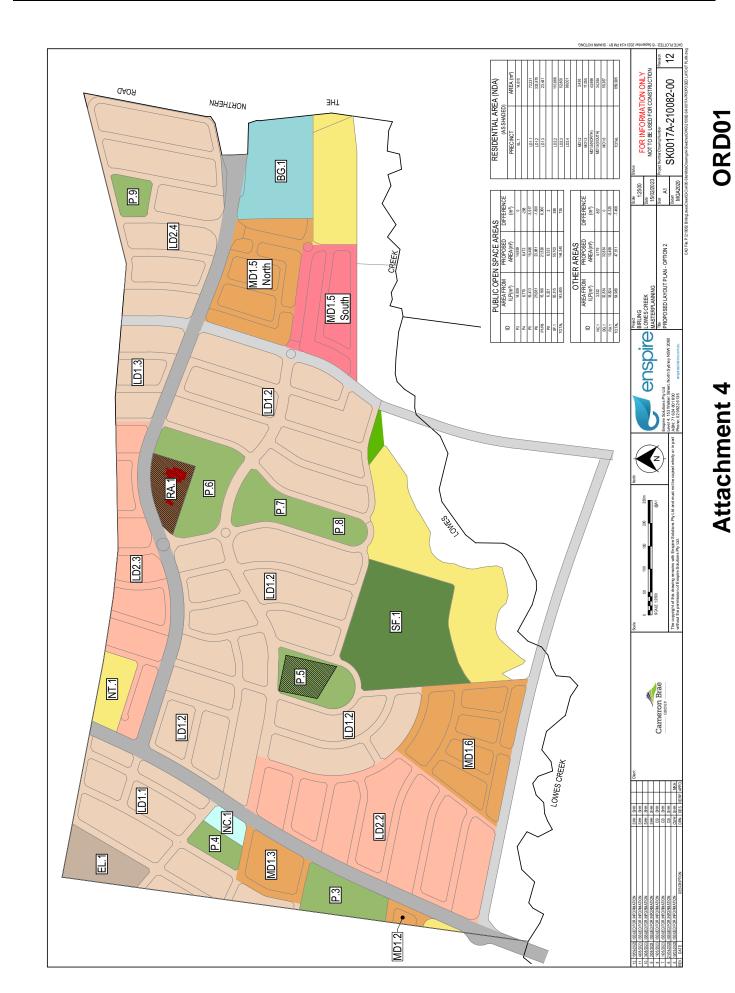












Summary of Amendments to Camden Growth Centre Precincts DCP – Birling Planning Proposal	oposal
Amendment	DCP Page Ref.
Figures Amend Figure 2-1 Indicative Layout Plan to amend the Indicative Layout Plan Applying to the site	P.7
Amend Figures 2-2 - 2-14 and 2-18 – 2-20 to reflect amendments made to the road layout applying to the Birling 7 Site in the amended Indicative Layout Plan	Throughout
Insert Figure 2-17A to introduce a new street cross sect for the new Green Link Local Road through the Birling F Site in the amended Indicative Layout Plan	P.23
2.5 - Open Space and Recreation Network	
nd Recreation Requirements to reflect amendments to the open amended in the Indicative Layout Plan	P.28
4.1 - Birling 1812	
Insert additional control 5 with following wording - A Heritage Interpretation Strategy shall be prepared and F implemented for Birling 1812. This Heritage Interpretation Strategy must provide for high quality onsite interpretative displays within the Birling 1812 public open space. The Heritage Interpretation Strategy shall include information about the history and significance of Birling 1812, interpret the authenticity of the remains and explain the site's historic relationships to Birling 1937 and Maryland, including the carriageway that once connected it to the former. The Heritage Interpretation Strategy will include provision for the maintenance of any interpretative displays.	P.45

Matter Raised in Submissions	Response
Transport for NSW	
TfNSW notes the objective of the amendment relates to the reconfiguration of internal local road network within the Lowes Creek Maryland Precinct requiring minor amendments to zoning, density and height of building maps.	Noted.
TINSW raise no preliminary issues with the draft Planning Proposal but request to be notified if the amendment is altered to facilitate increased dwelling yield or impacts on classified roads.	Noted. No increase to dwelling yield or impact on classified roads are proposed.
Heritage NSW	
Council and proponents ensure that an Aboriginal Cultural Heritage Assessment is y in project planning to preserve Aboriginal cultural heritage values. There are several ginal cultural heritage sites in this area and previous assessments have been conducted orm land use planning.	Noted. An Aboriginal Cultural Heritage Assessment was undertaken as part of the original rezoning of the Lowes Creek Maryland Precinct.
Noted the Planning Proposal does not impact upon items listed on the State Heritage Register.	Noted.
Noted future applicants of development will need to assess the likelihood of 'relics' and any subsequent management required under the <i>Heritage Act 1977</i> .	Noted.
Noted the Planning Proposal has the potential to impact on two Local Heritage Items.	Noted. An assessment of the impact on Birling 1812 and Birling 1937 has been undertaken and summarised within the Council Report. The potential impacts have also been reviewed by Council's heritage officer and an independent heritage advisor. It is considered that the proposed amendments are appropriate in facilitating the protection of both Local Heritage Items and views to both Maryland and Local Items.
Noted that the Planning Proposal is in part intended to improve the setting of these heritage items and view corridors, to allow for greater appreciation of their heritage values.	Noted.

Attachment 6

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Response	Voted.
Matter Raised in Submissions	Noted that the Heritage Council of NSW, and Heritage NSW as its Delegate, do not have a role in the Noted. assessment of impacts to Local Heritage Items and do not provide advice on such matters.



16 March 2023

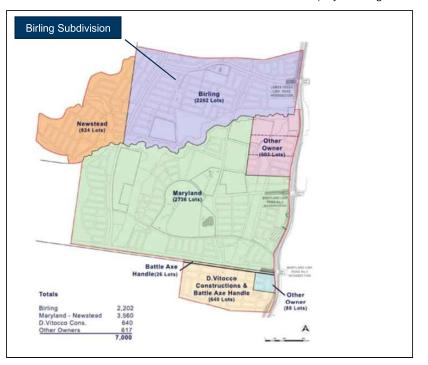
То	James Dunbar		
Copy to	Peter Mitchell		
From	Mark Lucas	Tel	02 9239 7141
Subject	Birling Traffic Assessment	Project no.	12573453

1. Context

Cameron Brae Group have lodged a Planning Proposal (Ref PP-2021-7362) with Camden Council relating to an amended road layout and density redistributions within the Birling Subdivision (the Subdivision) of the Lowes Creek Maryland Precinct (the Precinct).

GHD has been commissioned by Cameron Brae Group (Client) to prepare a Transport Assessment to assess the traffic and access implications which may arise from the adjustments as proposed by the Planning Proposal.

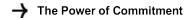
Furthermore, this analysis is intended to also support a Development Application for 'Stage 1' of the Birling development. The Lowes Creek Precinct will provide approximately 7,000 new dwellings, as well as retail, commercial and recreational land uses. The Subdivision will provide a total of approximately 2,100 dwellings.



The location of the Subdivision within the wider Precinct is displayed in Figure 1.

Figure 1 Birling Subdivision (note lot yields indicative only)

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The purpose of this memo is to:

- Review the wider traffic and transport features of the Subdivision.
- Estimate the redistribution of the traffic internally within the development area due to the changed density redistribution and internal road network configurations, as documented within the Planning Proposal.
- Assess the capacity of the road network in accordance with the redistributed travel demand associated with the Subdivision (2031).
- Review minor amendments to the Indicative Layout Plan.

This memorandum has been developed as an addendum to *Lowes Creek Maryland Precinct Traffic, Transport and Access Assessment* (TTAA Report), which was prepared by GHD in September 2018.

It is noted that TfNSW reviewed and approved the traffic models prepared by GHD for the TTAA, and the Lowes Creek Precinct was officially rezoned by the NSW Government on 16th July 2021.

The TTAA was undertaken to support the rezoning of the Lowes Creek Precinct to ascertain the cumulative and regional traffic and transport impacts associated with the rezoning and general growth in the South West Growth Area. The TTAA supported the development of a preferred road and transport network required to serve the Precinct.

In accordance with feedback from TfNSW, a three-tiered modelling process was used in the TTAA. This process included:

- Strategic modelling using an EMME model (provided by TfNSW).
- Mesoscopic modelling to take into account the time dynamics of traffic demand (AIMSUN).
- Specific intersection analysis (SIDRA).

The analysis summarised in the TTAA Report indicated that:

- By 2031, all the intersections along The Northern Road to operate over 75 percent of the capacity, particularly in the Northbound direction during AM peak period. As such mesoscopic modelling analysis has recommended widening The Northern Road to provide three through traffic lanes in each direction.
- All the internal intersections within Lowes Creek are expected to operate with a good level of service and minimal delays through to the 2031 horizon year analysis.
- The Northern Road / Lowes Creek Road intersection operates LOS F with a degree of saturation over 100 percent.

2. Proposed Development

2.1 The Subdivision

As stated previously, the analysis in this memo is an addendum to the previous works carried out in the TTAA.

The layout of the proposed Subdivision, as documented within the Planning Proposal is displayed in Figure 2, which also shows the 11 intersections which have been subject to analysis in this memo. The indicative names of these intersections and the analysis outputs are summarised in Table 2.

The primary access to the Subdivision will be via the intersection of Lowes Creek Road and The Northern Road. Lowes Creek Road (upon construction) will be a sub-arterial road that runs in an east/west direction through the Precinct.

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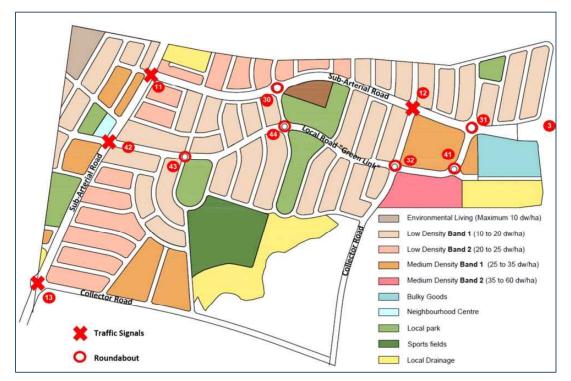


Figure 2 Subject site and proposed intersections for analysis

Compared to the original Indicative Layout Plan (ILP) for the Lowes Creek Precinct, the following minor changes have been applied to the Subdivision:

- An east-west local road has been introduced, as displayed in Figure 2.
- While there has been some redistribution of residential densities within the Subdivision, the overall quantum of dwellings compared to the original Lowes Creek Study has not changed.

Based on discussions with the Client, the new local road is primarily intended to provide access to local residences. Local Area Traffic Management Measures will be implemented to discourage its use as a potential "rat run".

As a comparison, Figure 3 shows the road layouts and intersections considered in the TTAA report.

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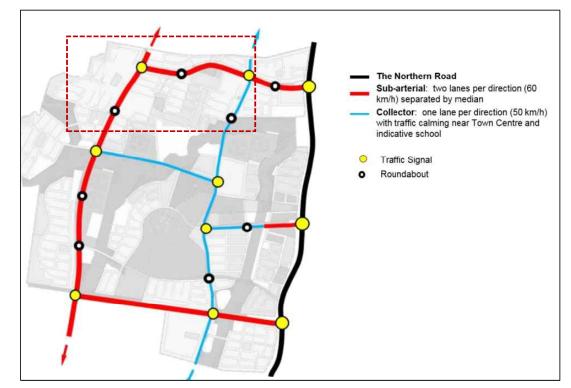


Figure 3 Intersection included in TTAA analysis

As displayed in Figure 4, the intersection of The Northern Road and Lowes Creek Road has been partially constructed. The east/west stubs will be constructed as Lowes Creek, and the wider growth areas are developed.

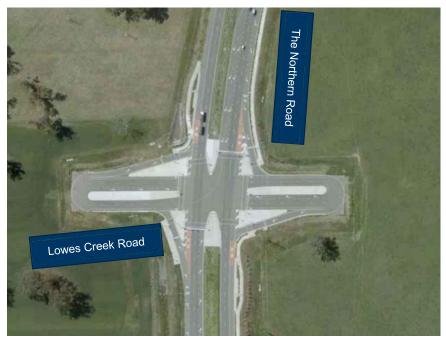


Figure 4 The Northern Road and Lowes Creek Road intersection

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2.2 Trip generation

The trip generation assessment for the Lowes Creek Precinct was undertaken in accordance with the Guide to Traffic Generating Developments Updated traffic surveys – Technical Direction TDT2013/04a, as follows:

- AM peak periods 0.95 trips per dwelling
- PM peak periods 0.99 trips per dwelling

Further details regarding trip generation for the Precinct are included in the TTAA.

2.3 Trip distribution

As described in Section 3.4 of the TTAA, the trip distribution considered for this assessment has been undertaken in accordance with TfNSW's Strategic Traffic Forecasting Model. In order to replicate the anticipated internal redistribution of the traffic due to the changes to the internal road network (as displayed in Figure 2), a manual reassignment of the traffic has been undertaken. The reassignment has considered the shortest path available based on the trip origins and the destinations.

In the reassignment process, the traffic demands at the external gates to the development were retained unchanged and redistributed the internal traffic to suit based on the shortest path. When there is more than one route available with similar travel distance, the traffic has been assigned to high order road links first and only utilised the low order roads to avoid congestion at intersections.

Volume diagrams showing the redistributed demand flows used in the analysis are provided in Appendix A.

2.4 Road network

The Northern Road currently provides two travel lanes in either direction and turning lanes and bus jump of lanes at key signalised intersections. Additionally, The Northern Road has been built with wide medians to support it being widened to three lanes in either direction when required.

The proposed road hierarchy for the Precinct/Subdivision (as documented in the TTAA) includes:

- Four lane sub-arterial roads (60 km/h), with no parking provision and shared paths on both sides of the road (refer to Figure 5).
- Two lane collector roads (50 km/h) with on-street parking provision and 2.5 m shared paths in both directions (refer to Figure 6).
- Key intersections along the collector and sub-arterial road networks will be signalised, with roundabouts providing additional access and U-turn opportunities (refer to Figure 3).



Figure 5 Sub-arterial road reserve – Lowes Creek

Attachment 7



Figure 6 Collector road reserve – Lowes Creek

3. Intersection Performance Analysis

3.1 Methodology and definition of outputs

The operation of the intersections of interest has been assessed using the SIDRA Intersections version 9 Software Package.

SIDRA calculates the amount of delay to vehicles using an intersection and, amongst other performance measures, gives a Level of Service (LoS) rating, which indicates the relative performance of traffic movements within the intersection.

Table 1 presents the criteria generally applied to intersection performance. The LoS is determined from the calculated delay to traffic movements, which represents driver frustration, fuel consumption and increased travel time. There are six LoS measures ranging from A (very low delay and very good operating conditions) to F (over saturation where arrival rates exceed intersection capacity).

LoS	Average Delay/ Vehicle in seconds (delay)	Traffic Signals & Roundabouts
Α	Less than 15	Good operation
В	15 to 28	Good with acceptable delays and spare capacity
С	28 to 42	Satisfactory
D	42 to 56	Operating near capacity
E	56 to 70	At capacity, excessive delays; roundabout requires other control mode
F	Exceeding 70	Unsatisfactory; requires additional capacity

Table 1 Intersection Level of Service criteria

In addition to the average delays and LoS, the degree of saturation (DOS) outputs have also been summarised for each analysis scenario.

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Attachment 7

In accordance with Austroads' *Guide to Traffic Management, Part 3: Traffic Studies and Analysis*, intersection operation is considered to reach practical saturation when the Degree of Saturation (DOS) exceeds 0.90 for signalised intersections, 0.8 for priority controlled intersections and 0.85 for roundabouts.

The analysis documented in this memorandum includes the following intersections (refer to Figure 2):

- 1. The Northern Road / Lowes Creek Link Road (Signals, referred to Site 3)
- 2. Sub-arterial Road / Lowes Creek Link Road (Signals, referred to Site 11)
- 3. Lowes Creek Link Road / N-S Collector Road (Signalised, Site 12)
- 4. Sub-arterial Road / Collector Road (Signalised, Site 13)
- 5. Lowes Creek Link Road / Primary Local Road type 2 (Roundabout, Site 30)
- 6. Lowes Creek Link Road / N-S Primary Local Street (Roundabout, Site 31)
- 7. Collector Road / Primary Local Street (Roundabout, Site 32)
- 8. Primary Local Street / Primary Local Street (Roundabout, Site 41)
- 9. Sub-arterial Road / Primary Local Street type 1 (Roundabout, Site 42)

10. Primary Local Street type 1 / Primary Local Street type 2 (Roundabout, Site 43)

11.Primary Local Street type 1 / Primary Local Street type 2 (Roundabout, Site 44)

The above-listed intersections have been analysed to demonstrate the anticipated operational conditions under forecast 2031 AM and PM peak period demands. Volume diagrams showing the forecast demands used in the analysis in the 2031 horizon year are provided in Appendix A.

It is noted that the site references identified above are consistent with the references included in the TTAA for the wider Precinct.

3.2 Model inputs and assumptions

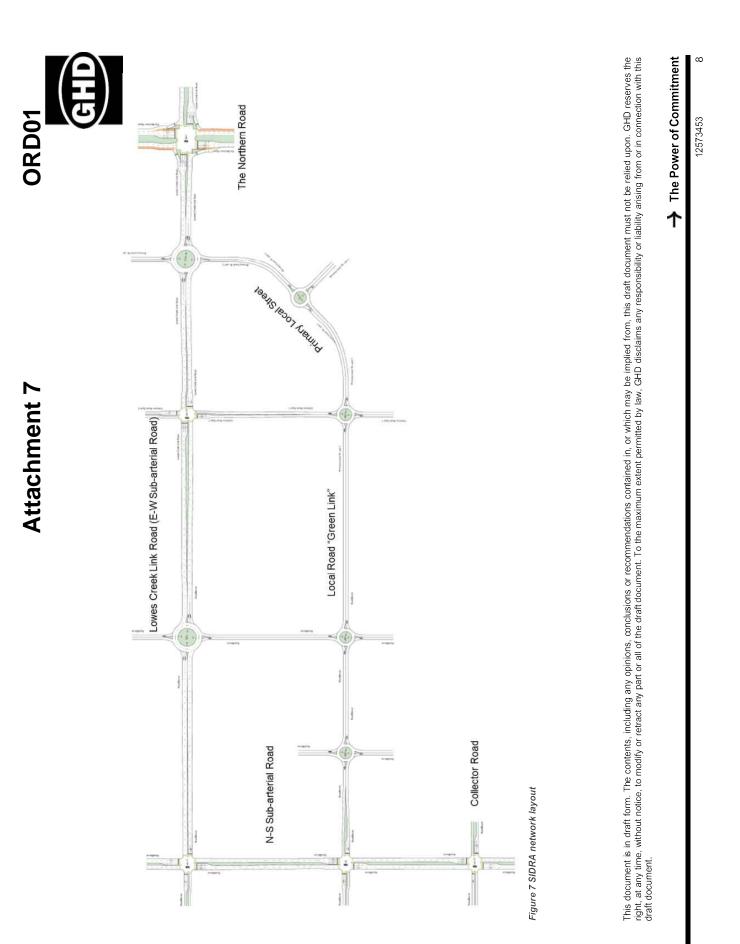
The following inputs and modelling assumptions were used in the SIDRA network model:

- Cycle times used are based on network optimisation. The cycle time of 120 seconds has been used in the analysis with SIDRA optimised phase time allocations. It is noted that 120 seconds cycle time has been chosen considering the likely operational arrangement of The Northern Road intersection in the absence of any other data.
- Due to unavailable pedestrian movement data, assumed pedestrian volumes at pedestrian crossings were 20 pedestrians per hour.
- A 60 minutes peak flow period is considered at all movements as the input demands are extracted from a wider area traffic model that considers the peak flow impacts.
- The modelling has considered fully controlled right turn movements at all signalised intersections.
- It was assumed that the heavy vehicles proportion of 10 percent for the sub-arterial road and 2 percent for the local roads.
- The Northern Road / Lowes Creek Road is modelled with pedestrian actuated signals across the slip lanes. These left turns are expected to operate priority controlled when no pedestrian demands are triggered.
- In the absence of signal phasing and timing data, all the signalised intersections are analysed with 120 seconds cycle time coordinated with The Northern Road / Lowes Creek Road intersection. Further details regarding the SIDRA phasing and timing are provided in Appendix B.
- For signalised intersections, right turn filtering were not allowed. There is an opportunity to optimise the network performance further if filtered movements are acceptable for the relevant road authorities.

3.3 SIDRA model network

Figure 7 depicts the SIDRA network layout of the intersections considered in the Subdivision analysis documented in this memorandum.

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The layout of The Northern Road / Lowes Creek Road intersection has been developed consistent with the latest Aerial Imaginary available (refer to Figure 4). All the other intersection layouts are as per the development context plans provided to GHD.

It must be noted that the analysis outputs documented in the proceeding section of this memo summarises the findings from the network analysis.

3.4 Analysis outputs

Table 2 summarises the outputs from the SIDRA intersection analysis. The detailed SIDRA output reports are provided in Appendix B.

Table 2 2031 Overall intersection performance summary

ID	Intersection	AM Peak 7:15 am -{	3:15 am			PM Peak 5:15 pm – 6:15 pm		
		DoS	Delay (sec)*	LoS*	DoS	Delay (sec)*	LoS*	
3	The Northern Road / Lowes Creek Link Road	1.18	90	F	0.90	34	С	
11	Sub-arterial Road / Lowes Creek Link Road	0.78	34	С	0.62	32	С	
12	Lowes Creek Link Road / Collector Road	0.81	40	С	0.87	51	D	
13	Sub-arterial Road / Collector Road	0.45	30	С	0.78	39	С	
30	Lowes Creek Link Road / Primary Local Road type 2	0.25	12	A	0.16	11	A	
31	Lowes Creek Link Road / N-S Primary Street	0.46	15	В	0.22	12	A	
32	Collector Road / Primary Street	0.59	9	A	0.34	11	A	
41	Primary Street / Primary Street	0.16	7	A	0.25	8	A	
42	Sub-arterial Road / Primary Local Street type 1	0.67	28	В	0.57	13	A	
43	Primary Local Street type 1 / Primary Local Street type 2	0.17	10	A	0.20	10	A	
44	Primary Local Street type 1 / Primary Local Street type 2	0.28	11	A	0.41	11	A	

*overall intersection operational outputs

From the review of the analysis outputs, it is noted that:

- The Northern Road / Lowes Creek Link Road is shown to operate over practical intersection capacity with high delays (LoS F) during AM peak period. There are no significant operational issues identified under the forecast PM peak demands.
- These outputs are consistent with the SIDRA results for the wider Precinct identified in the TTAA. The SIDRA results indicate a maximum queue of 48 vehicles (360 m) at Lowest Creek Link Road left turn during AM peak and a queue of 43 vehicles (322 m) at Northern Road, north through movement during PM peak period.

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→ The Power of Commitment

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Attachment 7

- Lowes Creek Link Road / Collector Road and Sub-arterial Road / Collector Road intersections operate with moderate delays during AM and PM peak periods. However, overall intersection performance does not exceed LOS D.
- The roundabouts and the remaining sites considered in the analysis operate within practical capacity with no significant delays and queues at any approach.

Based on these outputs, the assessment concludes that the proposed reconfigurations to the internal intersections and associated traffic redistributions are unlikely to significantly impact the traffic performance previously reported in the TTAA.

It is noted that minor worsening of the intersection performance compared to TTAA outcomes are evident in this analysis at some intersections (i.e. Intersection 12), which are predominantly due to the following safety and gematrical refinements:

- Provision of pedestrian crossings across all approaches of the intersection
- Removal of right turn filtering from the phasing sequence
- Increased signal cycle times to improve coordination with The Northern Road intersection

Considering the improved safety and connectivity (intuitive navigation and better road hierarchy) benefits associated with the proposed reconfigurations to the intersection and amendments to the ILP are expected to deliver an improved outcome for the end-users within the Subdivision/Precinct.

4. Summary and conclusion

This memorandum summarises the findings from the analysis undertaken to demonstrate the anticipated road network performance impacts associated with proposed reconfigurations to the internal road network within the Lowes Creek Precinct as part of the Subdivision. Compared to the original Indicative Layout Plan (ILP) for the Lowes Creek Precinct introduces a new east-west local road. While there has been some redistribution of residential densities within the Subdivision, the overall quantum of dwellings compared to the original Lowes Creek Study has not changed.

This memorandum has been developed as an addendum to *Lowes Creek Maryland Precinct Traffic, Transport and Access Assessment* (TTAA Report), dated September 2018.

Based on the findings from the analysis, it has been summarised that:

- The Northern Road / Lowes Creek Link Road is expected to operate over practical intersection capacity with high delays (LoS F) during AM peak period. There are no significant operational issues identified under the forecast PM peak demands. This is consistent with the previous analysis documented in the TTAA report.
- Lowes Creek Link Road / Collector Road and Sub-arterial Road / Collector Road intersections operate with moderate delays during AM and PM peak periods. However, overall intersection performance does not exceed LOS D.
- The roundabouts and the remaining sites considered in the analysis operate within practical capacity with no significant delays and queues at any approach.

Based on these outputs, the assessment concluded that the proposed reconfigurations to the internal intersections as part of Stage 1 Subdivision are unlikely to impact the traffic performance previously reported in the TTAA significantly.

As the TTAA has been subject to approval from TfNSW, the proposed Subdivision can be supported from a traffic and transport perspective.

Regards

Mark Lucas Technical Director – Transport Planning

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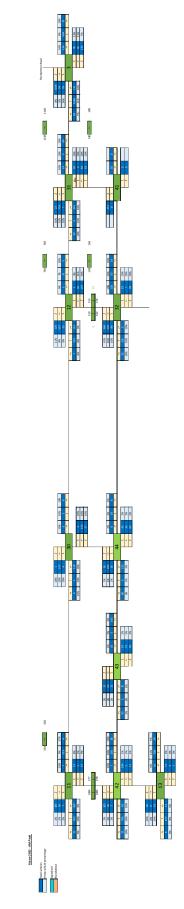
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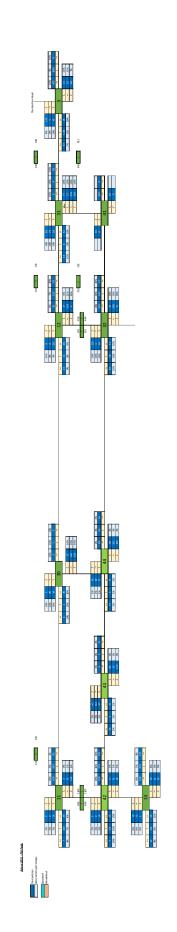
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Appendix A Traffic diagram summaries



Attachment 7





Attachment 7

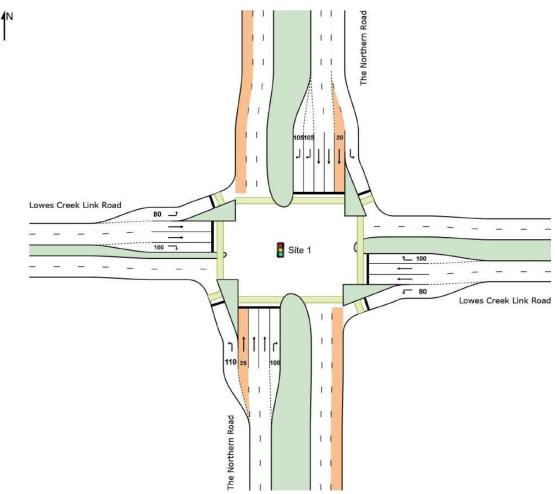
Appendix B SIDRA Results

Attachments for the Ordinary Council Meeting held on 10 October 2023 - Page 128

SITE LAYOUT Site: Site 1 [2031_AM Peak_Site 3 (1) (Site Folder: Birling Future 2031_AM Peak)]

2031_AM Peak Site Category: 2031_AM Peak Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com Organisation: GHD PTY LTD | Licence: NETWORK / Enterprise | Created: Monday, 13 February 2023 4:59:10 PM Project: \\ghdnet\ghd\AU\Sydney\Projects\21\12573453\Tech\Traffic\SIDRA\SIDRA_variation Jan 2023\2031_Future_Birling SIDRA - 13 Feb 2023.sip9

USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: Site 1 [2031_AM Peak_Site 3 (1) (Site Folder: Birling Future 2031_AM Peak)]

■ Network: 6 [2031_AM Peak all sites (Network Folder: General)]

2031_AM Peak Site Category: 2031 AM Peak

Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: Custom - As per original (phase reduction applied) Reference Phase: Phase B Input Phase Sequence: A, A2, B, C, D Output Phase Sequence: A, B, C, D

Vehi	cle Mo	vement	Perfo	rmano	:e _									
Mov ID	Turn	DEM/ FLO [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c	Aver. Delay sec	Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	Aver. Speed km/h
South: The Northern Road														
1 2	L2 T1	28 1686	7.0 11.0	28 1686	7.0 11.0	0.022 * 0.895	8.5 51.6	LOS A LOS D	0.2 37.5	1.5 286.9	0.18 0.99	0.63 1.02	0.18 1.19	58.9 37.8
3	R2	131	10.0	131		* 1.128	194.6	LOS F	15.2	115.6	1.00	1.26	2.38	14.4
Appro	oach	1845	10.9	1845	10.9	1.128	61.1	LOS E	37.5	286.9	0.98	1.03	1.26	33.9
East:	Lowes	Creek L	ink Roa	d										
4	L2	132	7.0	132	7.0	0.136	10.6	LOS A	2.2	16.3	0.36	0.65	0.36	53.2
5	T1	18	11.0	18	1 1.0	0.098	61.7	LOS E	0.5	4.1	0.98	0.66	0.98	20.5
6	R2	78	13.0	78	13.0	*0.918	83.0	LOS F	5.4	42.2	1.00	1.00	1.62	25.9
Appro	oach	228	9.4	228	9.4	0.918	39.4	LOS C	5.4	42.2	0.63	0.77	0.84	36.9
North	n: The N	orthern l	Road											
7	L2	31	10.0	31	10.0	0.032	12.3	LOS A	0.5	3.8	0.34	0.66	0.34	54.9
8	T1	904	9.0	904	9.0	0.609	32.1	LOS C	19.3	145.8	0.83	0.71	0.83	47.2
9	R2	134	10.0	134	10.0	0.577	70.1	LOS E	4.1	30.9	1.00	0.77	1.04	20.2
Appro	oach	1069	9.2	1069	9.2	0.609	36.2	LOS C	19.3	145.8	0.84	0.72	0.84	43.4
West	: Lowes	Creek L	ink Ro	ad										
10	L2	1028	8.0	1028	8.0	*1.182	213.8	LOS F	48.0	359.0	1.00	1.56	2.38	9.8
11	T1	34	0.0	34	0.0	0.027	29.1	LOS C	0.7	4.6	0.71	0.51	0.71	36.6
12	R2	78	14.0	78	14.0	0.143	36.4	LOS C	3.2	25.2	0.74	0.73	0.74	33.7
Appro	oach	1140	8.2	1 140	8.2	1.182	196.2	LOS F	48.0	359.0	0.97	1.47	2.21	10.5
All Ve	ehicles	4282	9.6	4282	9.6	1.182	89.7	LOS F	48.0	359.0	0.92	1.06	1.39	24.0

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

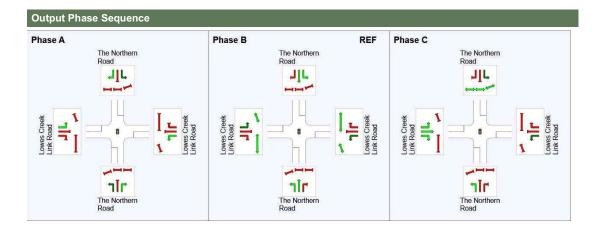
Pedestrian Movement Performance

Mov ID Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE QUE		Prop. E Que	ffective Stop	Travel Time	Travel Dist.	Aver. Speed
	ped/h	sec		[Ped ped	Dist] m		Rate	sec		m/sec
South: The North	ern Road	ł								
P11 Stage 1	20	54.2	LOS E	0.1	0.1	0.95	0.95	81.0	34.8	0.43
P12 Stage 2	20	54.2	LOS E	0.1	0.1	0.95	0.95	78.4	31.4	0.40
P1S ^{Slip/} Bypass	20	54.2	LOS E	0.1	0.1	0.95	0.95	74.0	25.8	0.35
East: Lowes Cree	ek Link R	load								
P2 Full	20	37.6	LOS D	0.1	0.1	0.79	0.79	71.9	44.5	0.62
P2S ^{Slip/} Bypass	20	26.0	LOS C	0.0	0.0	0.66	0.66	45.6	25.5	0.56
North: The North	ern Road	I								
P31 Stage 1	20	36.1	LOS D	0.1	0.1	0.78	0.78	65.3	37.9	0.58
P32 Stage 2	20	32.3	LOS D	0.1	0.1	0.73	0.73	56.4	31.3	0.56
P3S ^{Slip/} Bypass	20	28.7	LOS C	0.0	0.0	0.69	0.69	48.3	25.4	0.53
West: Lowes Cre	ek Link F	Road								
P4 Full	20	35.3	LOS D	0.1	0.1	0.77	0.77	67.0	41.3	0.62
P4S ^{Slip/} Bypass	20	26.0	LOS C	0.0	0.0	0.66	0.66	45.6	25.5	0.56
All Pedestrians	200	38.5	LOS D	0.1	0.1	0.79	0.79	63.3	32.3	0.51

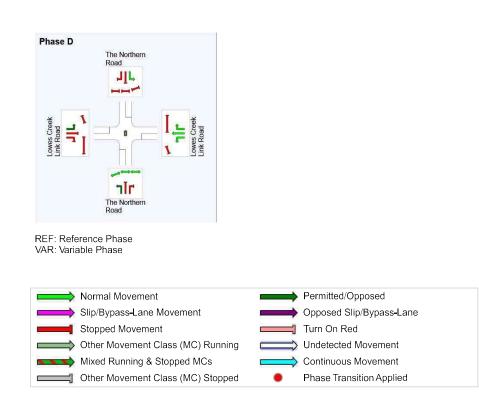
Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary									
Phase	Α	В	С	D					
Phase Change Time (sec)	106	0	49	94					
Green Time (sec)	8	43	39	6					
Phase Time (sec)	14	49	45	12					
Phase Split	12%	41%	38%	10%					

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.







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USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: Site 1 [2031_PM Peak_Site 3 (1) (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

2031_AM Peak

Site Category: 2031_AM Peak Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: Custom - As per the previous analysis Reference Phase: Phase A Input Phase Sequence: A, B, C Output Phase Sequence: A, B, C

Vehicle Movement Performance														
Mov ID	Turn	DEMA FLOV [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service		ACK OF IEUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	Aver. Speed km/h
Sout	South: The Northern Road													
1	L2	87	7.0	87	7.0	0.077	9.5	LOS A	0.9	6.8	0.24	0.66	0.24	57.0
2	T1	1102	1 1.0	1102	1 1.0	0.413	19.3	LOS B	13.9	106.8	0.66	0.58	0.66	56.4
3	R2	28	10.0	28	10.0	0.055	40.1	LOS C	1.2	8.9	0.75	0.71	0.75	39.0
Appr	oach	1217	10.7	1217	10.7	0.413	19.1	LOS B	13.9	106.8	0.63	0.59	0.63	55.9
East:	Lowes	Creek Li	nk Roa	d										
4	L2	321	7.0	321	7.0	0.472	27.5	LOS B	11.7	87.1	0.75	0.89	0.75	42.8
5	Τ1	52	1 1.0	52	11.0	0.284	63.1	LOS E	1.6	12.1	1.00	0.71	1.00	20.2
6	R2	12	13.0	12	13.0	0.151	69.4	LOS E	0.7	5.6	0.99	0.68	0.99	28.7
Appr	oach	385	7.7	385	7.7	0.472	33.6	LOS C	11.7	87.1	0.79	0.86	0.79	38.9
North	n: The N	lorthern F	Road											
7	L2	8	10.0	8	10.0	0.006	8.5	LOS A	0.1	0.4	0.17	0.63	0.17	58.2
8	T1	1665	9.0	1665	9.0	*0.903	42.7	LOS D	42.7	321.9	0.78	0.85	1.01	41.6
9	R2	472	10.0	472	10.0	*0.464	45.1	LOS D	11.4	86.3	0.87	0.81	0.87	27.6
Appr	oach	2145	9.2	2145	9.2	0.903	43.1	LOS D	42.7	321.9	0.80	0.84	0.98	39.1
West	: Lowes	Creek L	ink Roa	ad										
10	L2	143	8.0	143	8.0	0.173	8.6	LOS A	2.0	15.0	0.30	0.64	0.30	52.8
11	Τ1	5	0.0	5	0.0	0.025	60.4	LOS E	0.1	1.0	0.97	0.60	0.97	25.7
12	R2	41	14.0	41	14.0	*0.533	71.9	LOS F	2.6	20.1	1.00	0.74	1.04	23.3
Appr	oach	189	9.1	189	9.1	0.533	23.7	LOS B	2.6	20.1	0.47	0.66	0.48	40.5
All Ve	ehicles	3936	9.5	3936	9.5	0.903	33.8	LOS C	42.7	321.9	0.73	0.76	0.83	43.4

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

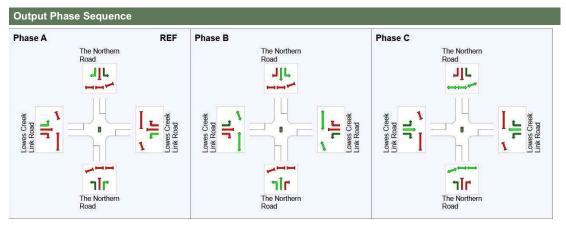
Pedestrian Movement Performance

Mov ID Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE QUE [Ped		Prop. Et Que	fective Stop Rate	Travel Time	Travel Dist.	Aver. Speed
	ped/h	sec		ped	m			sec	m	m/sec
South: The North	nern Road	ł								
P11 Stage 1	20	54.2	LOS E	0.1	0.1	0.95	0.95	81.0	34.8	0.43
P12 Stage 2	20	54.2	LOS E	0.1	0.1	0.95	0.95	78.4	31.4	0.40
P1S ^{Slip/} Bypass	20	54.2	LOS E	0.1	0.1	0.95	0.95	74.0	25.8	0.35
East: Lowes Cre	ek Link R	oad								
P2 Full	20	24.7	LOS C	0.0	0.0	0.64	0.64	59.0	44.5	0.75
P2S ^{Slip/} Bypass	20	15.5	LOS B	0.0	0.0	0.51	0.51	35.1	25.5	0.73
North: The North	ern Road									
P31 Stage 1	20	54.2	LOS E	0.1	0.1	0.95	0.95	83.4	37.9	0.46
P32 Stage 2	20	54.2	LOS E	0.1	0.1	0.95	0.95	78.3	31.3	0.40
P3S ^{Slip/} Bypass	20	54.2	LOS E	0.1	0.1	0.95	0.95	73.8	25.4	0.34
West: Lowes Cre	ek Link F	Road								
P4 Full	20	22.8	LOS C	0.0	0.0	0.62	0.62	54.6	41.3	0.76
P4S ^{Slip/} Bypass	20	15.5	LOS B	0.0	0.0	0.51	0.51	35.1	25.5	0.73
All Pedestrians	200	40.4	LOS E	0.1	0.1	0.80	0.80	65.3	32.3	0.50

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary			
Phase	Α	В	С
Phase Change Time (sec)	0	41	108
Green Time (sec)	35	61	6
Phase Time (sec)	41	67	12
Phase Split	34%	56%	10%

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.



REF: Reference Phase

VAR: Variable Phase



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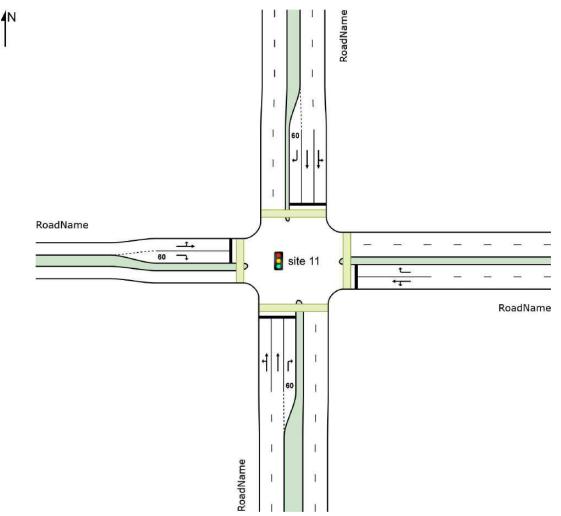
SITE LAYOUT

Site: site 11 [2031_AM Peak_Site 11- updated (Site Folder: Birling Future 2031_AM Peak)]

site 11

Site Category: (None) Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: site 11 [2031_AM Peak_Site 11- updated (Site Folder: Birling Future 2031_AM Peak)]

■ Network: 6 [2031_AM Peak all sites (Network Folder: General)]

site 11

Site Category: (None) Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, E, B, C, D Output Phase Sequence: A, E, B, C, D

Vehi	cle Mo	vement	Perfo	rmano	<u>م</u>									
Mov ID		DEMA FLOV [Total veh/h	٨ND	ARRI FLO [Total veh/h	VAL WS HV]	Deg. Satn v/c		Level of Service	95% BA QUE [Veh. veh		Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver Speed km/t
Sout	h: Road	Name												
1	L2	21	9.0	21	9.0	*0.237	22.1	LOS B	9.2	70.1	0.68	0.61	0.68	33.9
2	T1	503	10.0	503	10.0	0.237	16.8	LOS B	10.5	79.7	0.71	0.62	0.71	43.2
3	R2	560	9.0	560	9.0	*0.781	35.0	LOS C	27.8	209.4	0.90	0.87	0.92	16.8
Appr	oach	1084	9.5	1084	9.5	0.781	26.3	LOS B	27.8	209.4	0.81	0.75	0.82	30.8
East:	RoadN	ame												
4	L2	57	9.0	57	9.0	0.192	49.9	LOS D	3.1	23.1	0.88	0.74	0.88	23.
5	T1	5	0.0	5	0.0	0.192	44.3	LOS D	3.1	23.1	0.88	0.74	0.88	27.9
6	R2	13	8.0	13	8.0	0.148	68.0	LOS E	0.8	5.8	0.99	0.68	0.99	28.0
Appr	oach	75	8.2	75	8.2	0.192	52.7	LOS D	3.1	23.1	0.90	0.73	0.90	24.
North	n: Roadl	Name												
7	L2	6	17.0	6	17.0	*0.403	56.8	LOS E	5.7	43.3	0.95	0.77	0.95	22.6
8	T1	213	9.0	213	9.0	0.403	50.9	LOS D	6.0	45.5	0.95	0.76	0.95	22.
9	R2	7	10.0	7	10.0	*0.081	67.4	LOS E	0.4	3.1	0.98	0.66	0.98	22.
Appr	oach	226	9.2	226	9.2	0.403	51.6	LOS D	6.0	45.5	0.95	0.76	0.95	22.
West	: RoadN	lame												
10	L2	105	2.0	105	2.0	0.505	58.2	LOS E	7.3	51.8	0.97	0.79	0.97	26.8
11	Τ1	26	2.0	26	2.0	0.505	52.6	LOS D	7.3	51.8	0.97	0.79	0.97	11.
12	R2	7	2.0	7	2.0	0.042	60.1	LOS E	0.4	2.7	0.94	0.66	0.94	10.
Appr	oach	138	2.0	138	2.0	0.505	57.2	LOS E	7.3	51.8	0.97	0.79	0.97	23.
All Ve	ehicles	1523	8.7	1523	8.7	0.781	34.1	LOS C	27.8	209.4	0.85	0.75	0.86	27.9

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

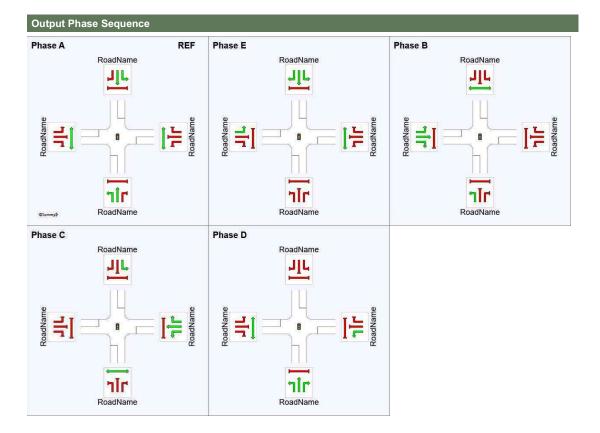
Pedestrian Movement Performance

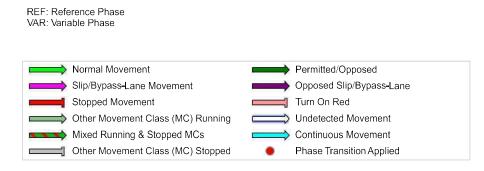
Mov ID	Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE QUE		Prop. E Que	ffective Stop	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m		Rate	sec		m/sec
South	h: RoadName	e									
P1	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	85.3	40.5	0.47
East:	RoadName										
P2	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	82.8	37.2	0.45
North	n: RoadName	•									
P3	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	84.6	39.5	0.47
West	: RoadName										
P4	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	218.7	213.9	0.98
All Pe	edestrians	40	54.2	LOS E	0.0	0.0	0.95	0.95	117.8	82.8	0.70

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary										
Phase	Α	E	В	С	D					
Phase Change Time (sec)	0	12	24	41	53					
Green Time (sec)	6	6	11	6	61					
Phase Time (sec)	12	12	17	12	67					
Phase Split	10%	10%	14%	10%	56%					

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.





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Template: Site outputs

(movements)

USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Site: site 11 [2031_PM Peak_Site 11- updated (Site Folder: Birling Future 2031_PM Peak)] ■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

site 11

Site Category: (None) Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network Site User-Given Phase Times)

Timings based on settings in the Network Timing dialog Phase Times specified by the user Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, B, C, D, E Output Phase Sequence: A, B, C, D, E

Vehi	cle Mo	vement	Perfo	rmano	ce									
Mov ID	Turn	DEM/ FLO [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
Sout	h: Road		/0		70				Voli					
1	L2	7	4.0	7	4.0	0.486	58.2	LOS E	6.2	45.6	0.92	0.74	0.92	19.0
2	Τ1	230	7.0	230	7.0	0.486	47.8	LOS D	6.2	45.6	0.89	0.71	0.89	28.6
3	R2	49	4.0	49	4.0	0.142	49.2	LOS D	2.3	16.8	0.84	0.73	0.84	13.0
Appr	oach	286	6.4	286	6.4	0.486	48.3	LOS D	6.2	45.6	0.88	0.72	0.88	26.4
East:	RoadN	lame												
4	L2	144	6.0	144	6.0	*0.624	57.9	LOS E	9.3	68.1	0.99	0.82	0.99	21.1
5	T1	21	2.0	21	2.0	0.624	52.3	LOS D	9.3	68.1	0.99	0.82	0.99	25.8
6	R2	2	0.0	2	0.0	0.011	58.2	LOS E	0.1	0.7	0.92	0.62	0.92	30.4
Appr	oach	167	5.4	167	5.4	0.624	57.2	LOS E	9.3	68.1	0.98	0.81	0.99	21.9
North	n: Roadl	Name												
7	L2	92	1.0	92	1.0	*0.615	30.8	LOS C	22.5	167.8	0.80	0.75	0.80	32.5
8	Τ1	947	9.0	947	9.0	0.615	24.3	LOS B	22.5	167.8	0.78	0.71	0.78	33.3
9	R2	109	10.0	109	10.0	0.116	19.8	LOS B	3.1	23.2	0.52	0.70	0.52	39.3
Appr	oach	1148	8.5	1 148	8.5	0.615	24.4	LOS B	22.5	167.8	0.76	0.71	0.76	33.9
West	: Road	Name												
10	L2	3	2.0	3	2.0	0.027	48.1	LOS D	0.2	1.4	0.94	0.62	0.94	30.0
11	T1	1	2.0	1	2.0	0.027	42.5	LOS D	0.2	1.4	0.94	0.62	0.94	13.1
12	R2	14	2.0	14	2.0	*0.102	63.2	LOS E	0.8	5.6	0.96	0.69	0.96	10.2
Appr	oach	18	2.0	18	2.0	0.102	59.6	LOS E	0.8	5.6	0.96	0.67	0.96	14.0
All Ve	ehicles	1619	7.7	1619	7.7	0.624	32.4	LOS C	22.5	167.8	0.80	0.72	0.80	30.2

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

lov Dem. Aver. Level of AVERAGE BACK OF Prop. Effective Travel Travel Ave

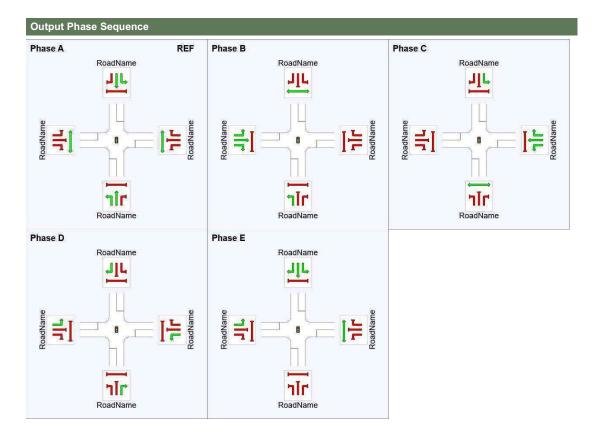
Attachment 7

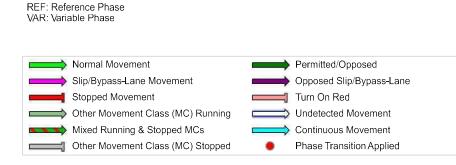
ID	Crossing	Flow	Delay	Service	QUE [Ped	UE Dist]	Que	Stop Rate	Time	Dist.	Speed
		ped/h	sec		ped	m			sec	m	m/sec
Sou	uth: RoadNam	e									
P1	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	85.3	40.5	0.47
Eas	st: RoadName										
P2	Full	10	22.8	LOS C	0.0	0.0	0.62	0.62	51.4	37.2	0.72
Nor	th: RoadName	е									
P3	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	84.6	39.5	0.47
We	st: RoadName	Э									
P4	Full	10	54.2	LOS E	0.0	0.0	0.95	0.95	218.7	213.9	0.98
All I	Pedestrians	40	46.3	LOS E	0.0	0.0	0.87	0.87	110.0	82.8	0.75

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary										
Phase	Α	В	С	D	E					
Phase Change Time (sec)	0	22	37	52	78					
Green Time (sec)	16	9	12	23	36					
Phase Time (sec)	22	12	15	29	42					
Phase Split	18%	10%	13%	24%	35%					

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.





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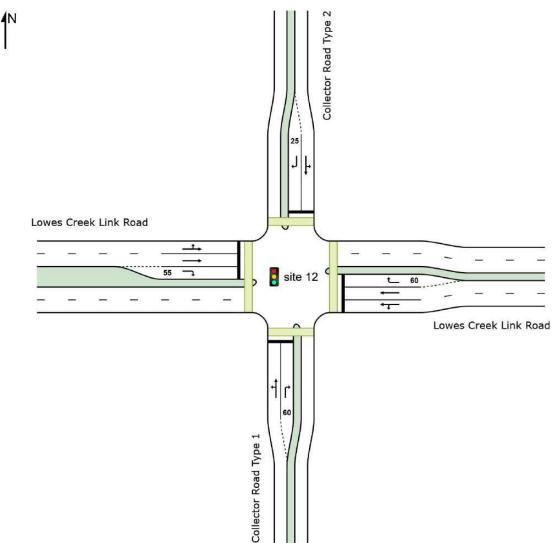
ORD01

SITE LAYOUT Site: site 12 [2031_AM Peak_Site 12 (3) (Site Folder: Birling Future 2031_AM Peak)]

site 12

Site Category: (None) Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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Template: Site outputs

(movements)

USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Site: site 12 [2031_AM Peak_Site 12 (3) (Site Folder: Birling Future 2031_AM Peak)]

■ Network: 6 [2031 AM Peak all sites (Network Folder: General)]

site 12

Site Category: (None) Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network Site User-Given Phase Times)

Timings based on settings in the Network Timing dialog Phase Times specified by the user Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, B, C, D, E Output Phase Sequence: A, B, C, D, E

Vehicle Movement Performance														
Mov ID	Turn	DEM# FLO [Total veh/h		ARR FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
South	n: Colle	ctor Road	d Type	1										
1	L2	7	0.0	7	0.0	0.587	36.7	LOS C	16.4	122.3	0.84	0.73	0.84	15.9
2	Τ1	348	8.0	348	8.0	*0.587	32.2	LOS C	16.4	122.3	0.84	0.73	0.84	30.7
3	R2	191	9.0	191	9.0	0.305	34.3	LOS C	8.0	60.2	0.76	0.76	0.76	15.1
Appro	oach	546	8.2	546	8.2	0.587	33.0	LOS C	16.4	122.3	0.82	0.74	0.82	26.8
East:	Lowes	Creek Li	nk Roa	ıd										
4	L2	113	14.0	113	14.0	0.157	18.3	LOS B	2.6	20.6	0.65	0.72	0.65	23.6
5	T1	32	11.0	32	1 1.0	0.149	52.4	LOS D	1.7	13.0	0.93	0.68	0.93	10.9
6	R2	1	0.0	1	0.0	0.011	65.6	LOS E	0.1	0.4	0.97	0.59	0.97	22.0
Appro	oach	145	13.2	145	13.2	0.157	26.1	LOS B	2.6	20.6	0.71	0.71	0.71	18.9
North	: Collec	ctor Road	Type 2	2										
7	L2	5	20.0	5	20.0	*0.227	55.1	LOS D	1.2	9.2	0.97	0.74	0.97	21.1
8	T1	22	7.0	22	7.0	0.227	50.4	LOS D	1.2	9.2	0.97	0.74	0.97	21.1
9	R2	2	0.0	2	0.0	0.012	58.3	LOS E	0.1	0.8	0.93	0.61	0.93	19.5
Appro	bach	29	8.8	29	8.8	0.227	51.8	LOS D	1.2	9.2	0.97	0.73	0.97	21.0
West	: Lowes	Creek L	ink Roa	ad										
10	L2	136	1 1.0	136	1 1.0	*0.814	55.1	LOS D	17.9	135.1	0.99	0.96	1.15	28.9
11	T1	628	8.0	628	8.0	0.814	45.0	LOS D	26.8	200.2	0.98	0.93	1.08	21.1
12	R2	26	9.0	26	9.0	0.072	32.0	LOS C	1.0	7.3	0.83	0.70	0.83	26.3
Appro	oach	791	8.5	791	8.5	0.814	46.3	LOS D	26.8	200.2	0.97	0.93	1.08	23.2
All Ve	ehicles	1512	8.9	1512	8.9	0.814	39.7	LOS C	26.8	200.2	0.89	0.84	0.95	24.2

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Aver. Level of AVERAGE BACK OF Prop. Effective Travel Travel Ave Dem.

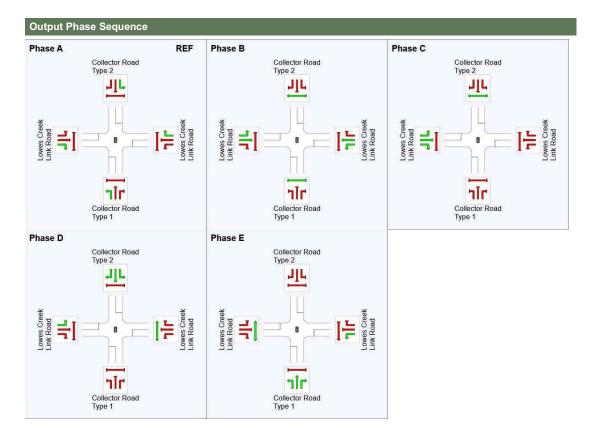
ORD01

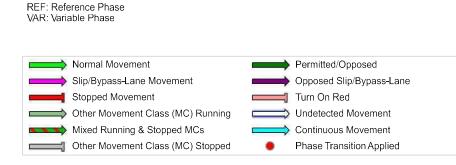
ID	Crossing	Flow	Delay	Service	QUE [Ped	UE Dist]	Que	Stop Rate	Time	Dist.	Speed
		ped/h	sec		ped	m			sec	m	m/sec
Sou	th: Collector F	Road Typ	e 1								
P1	Full	21	54.2	LOS E	0.1	0.1	0.95	0.95	80.3	33.9	0.42
Eas	t: Lowes Cree	k Link R	oad								
P2	Full	21	54.2	LOS E	0.1	0.1	0.95	0.95	85.4	40.5	0.47
Nor	th: Collector R	Road Typ	e 2								
P3	Full	21	33.8	LOS D	0.1	0.1	0.75	0.75	59.9	33.9	0.57
We	st: Lowes Cree	ek Link F	Road								
P4	Full	21	35.3	LOS D	0.1	0.1	0.77	0.77	66.5	40.5	0.61
All I	Pedestrians	84	44.4	LOS E	0.1	0.1	0.85	0.85	73.0	37.2	0.51

Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary										
Phase	Α	В	С	D	E					
Phase Change Time (sec)	0	12	32	57	74					
Green Time (sec)	6	14	19	11	43					
Phase Time (sec)	12	20	25	14	49					
Phase Split	10%	17%	21%	12%	41%					

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.





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Template: Site outputs

(movements)

USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Site: site 12 [2031_PM Peak_Site 12 (3) (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

site 12 Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network Site User-Given Phase Times)

Timings based on settings in the Network Timing dialog Phase Times specified by the user Phase Sequence: Leading Right Turn Reference Phase: Phase B Input Phase Sequence: A, B, C, D, E Output Phase Sequence: A, B, C, D, E

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Dea. Aver, Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	DEMA FLOV [Total veh/h		ARR FLO [Tota veh/h	WS HV]	Deg. Satn v/c		Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	Aver. Speed km/h
South	n: Colle	ctor Road	d Type	1										
1	L2	23	0.0	23	0.0	0.071	26.1	LOS B	1.1	7.9	0.78	0.65	0.78	18.8
2	T1	12	8.0	12	8.0	0.071	21.6	LOS B	1.1	7.9	0.78	0.65	0.78	33.7
3	R2	142	9.0	142	9.0	*0.391	29.7	LOS C	4.8	36.1	0.91	0.78	0.91	16.7
Appro	oach	177	7.8	177	7.8	0.391	28.7	LOS C	4.8	36.1	0.88	0.75	0.88	18.8
East:	Lowes	Creek Li	nk Roa	d										
4	L2	2	14.0	2	14.0	*0.519	67.2	LOS E	5.8	44.7	0.99	0.79	0.99	9.5
5	T1	203	1 1.0	203	1 1.0	*0.519	59.0	LOS E	5.9	45.0	0.99	0.79	0.99	9.9
6	R2	17	0.0	17	0.0	0.034	40.1	LOS C	0.7	5.1	0.77	0.69	0.77	28.3
Appro	oach	222	10.2	222	10.2	0.519	57.6	LOS E	5.9	45.0	0.97	0.78	0.97	1 1.6
North	n: Collec	tor Road	Type 2	2										
7	L2	29	20.0	29	20.0	*0.865	70.2	LOS E	16.2	121.4	1.00	1.06	1.27	18.1
8	T1	225	7.0	225	7.0	*0.865	65.4	LOS E	16.2	121.4	1.00	1.06	1.27	18.1
9	R2	31	0.0	31	0.0	0.105	51.5	LOS D	1.6	1 1.0	0.89	0.71	0.89	21.0
Appro	oach	285	7.6	285	7.6	0.865	64.4	LOS E	16.2	121.4	0.99	1.02	1.23	18.4
West	: Lowes	Creek L	ink Roa	ad										
10	L2	8	1 1.0	8	1 1.0	0.035	30.1	LOS C	0.3	2.1	0.87	0.66	0.87	36.1
11	T1	8	8.0	8	8.0	0.035	48.4	LOS D	0.4	2.7	0.91	0.62	0.91	20.1
12	R2	231	9.0	231	9.0	0.496	45.9	LOS D	11.5	86.7	0.90	0.81	0.90	21.1
Appro	oach	247	9.0	247	9.0	0.496	45.5	LOS D	11.5	86.7	0.90	0.80	0.90	21.7
All Ve	ehicles	931	8.6	931	8.6	0.865	51.0	LOS D	16.2	121.4	0.94	0.85	1.01	17.7

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

Mov Dem. Aver. Level of AVERAGE BACK OF Prop. Effective Travel Travel Ave

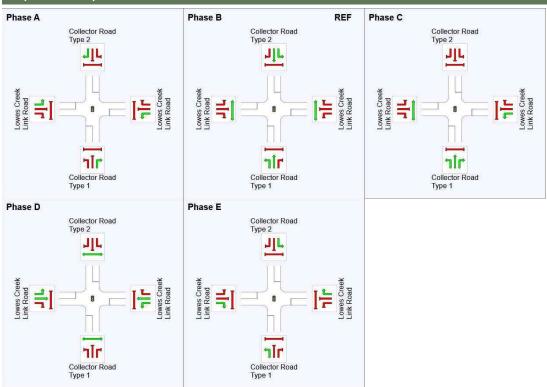
ID Crossing	Flow	Delay	Service	QUE [Ped	UE Dist]	Que	Stop Rate	Time	Dist.	Speed
	ped/h	sec		ped	m			sec	m	m/sec
South: Collect	tor Road Ty	pe 1								
P1 Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	80.3	33.9	0.42
East: Lowes C	Creek Link F	Road								
P2 Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	85.3	40.5	0.47
North: Collect	or Road Typ	be 2								
P3 Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	80.3	33.9	0.42
West: Lowes	Creek Link I	Road								
P4 Full	20	43.4	LOS E	0.1	0.1	0.85	0.85	74.5	40.5	0.54
All Pedestrian	is 80	51.5	LOS E	0.1	0.1	0.93	0.93	80.1	37.2	0.46

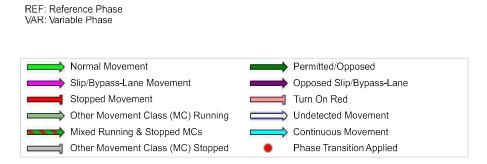
Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary					
Phase	Α	В	С	D	E
Phase Change Time (sec)	95	0	27	39	58
Green Time (sec)	19	21	6	13	32
Phase Time (sec)	25	27	12	18	38
Phase Split	21%	23%	10%	15%	32%

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Output Phase Sequence





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SITE LAYOUT

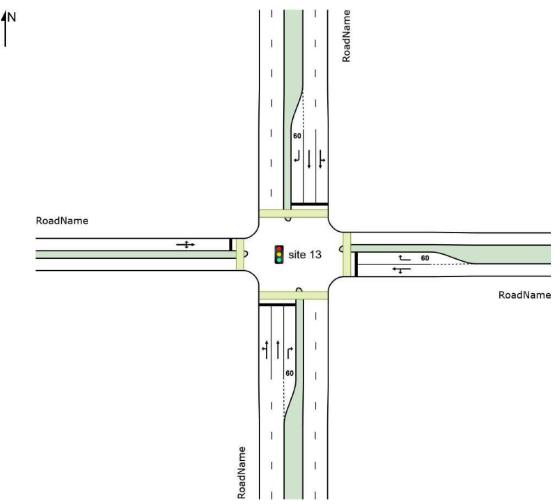
Site: site 13 [2031_AM Peak_Site 13 (Site Folder: Birling

Future 2031_AM Peak)]

site 13 Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: site 13 [2031_AM Peak_Site 13 (Site Folder: Birling Future 2031_AM Peak)]

■ Network: 6 [2031_AM Peak all sites (Network Folder: General)]

site 13 Site Category: (None)

Signals - EQUISAT (Fixed-Time/SCATS) Isolated Cycle Time = 120 seconds (Site User-Given Cycle Time)

Timings based on settings in the Site Phasing & Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, B, C, D Output Phase Sequence: A, B, C, D

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	DEM# FLO [Total veh/h		FLO	WS HV]	Deg. Satn v/c		Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	Aver. Speed km/h
Sout	h: Road		/0	ven/n	/0	V/C	Sec	_	ven		_		_	N111/11
1	L2	6	0.0	6	0.0	*0.448	31.7	LOS C	14.2	106.2	0.76	0.66	0.76	41.1
2	Τ1	677	8.0	677	8.0	0.448	26.4	LOS B	14.2	106.2	0.76	0.66	0.76	32.3
3	R2	12	0.0	12	0.0	0.129	67.5	LOS E	0.7	5.0	0.98	0.68	0.98	28.1
Appr	oach	695	7.8	695	7.8	0.448	27.1	LOS B	14.2	106.2	0.76	0.66	0.76	32.2
East	: RoadN	ame												
4	L2	7	0.0	7	0.0	0.054	58.2	LOS E	0.5	3.7	0.92	0.66	0.92	32.3
5	Τ1	3	0.0	3	0.0	0.054	52.6	LOS D	0.5	3.7	0.92	0.66	0.92	31.2
6	R2	71	4.0	71	4.0	0.363	60.9	LOS E	4.0	28.9	0.97	0.76	0.97	20.2
Appr	oach	81	3.5	81	3.5	0.363	60.3	LOS E	4.0	28.9	0.96	0.75	0.96	22.0
North	n: Road i	Name												
7	L2	29	7.0	29	7.0	*0.160	30.0	LOS C	3.7	27.9	0.67	0.63	0.67	41.2
8	Τ1	208	1 1.0	208	1 1.0	0.160	23.7	LOS B	4.4	33.5	0.66	0.57	0.66	46.9
9	R2	20	0.0	20	0.0	0.215	68.2	LOS E	1.2	8.4	0.99	0.70	0.99	27.9
Appr	oach	257	9.7	257	9.7	0.215	27.8	LOS B	4.4	33.5	0.69	0.59	0.69	43.9
West	t: RoadN	lame												
10	L2	111	14.0	111	14.0	*0.352	32.1	LOS C	4.8	37.6	0.88	0.77	0.88	29.7
11	Τ1	6	0.0	6	0.0	0.352	26.4	LOS B	4.8	37.6	0.88	0.77	0.88	39.5
12	R2	14	14.0	14	14.0	0.352	32.1	LOS C	4.8	37.6	0.88	0.77	0.88	38.5
Appr	oach	131	13.4	131	13.4	0.352	31.8	LOS C	4.8	37.6	0.88	0.77	0.88	31.6
All Ve	ehicles	1 164	8.5	1164	8.5	0.448	30.1	LOS C	14.2	106.2	0.78	0.67	0.78	34.3

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

Pedestrian Movement Performance

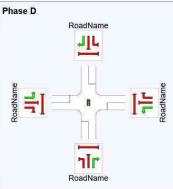
Mov ID Cr	ossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE QUE	UE	Prop. E Que	Effective Stop	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m		Rate	sec		m/sec
South:	RoadName										
P1 Fu	ıll	20	54.2	LOS E	0.1	0.1	0.95	0.95	85.3	40.5	0.47
East: R	loadName										
P2 Fu	ıll	20	26.0	LOS C	0.0	0.0	0.66	0.66	52.1	33.9	0.65
North:	RoadName										
P3 Fu	ıll	20	48.6	LOS E	0.1	0.1	0.90	0.90	79.8	40.5	0.51
West: F	RoadName										
P4 Fu	III	20	24.1	LOS C	0.0	0.0	0.63	0.63	47.6	30.6	0.64
All Ped	estrians	80	38.2	LOS D	0.1	0.1	0.79	0.79	66.2	36.4	0.55

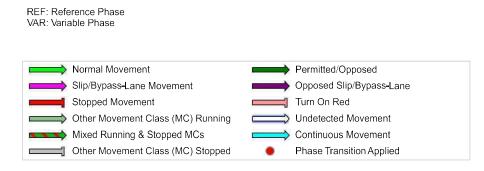
Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary				
Phase	Α	В	С	D
Phase Change Time (sec)	0	56	89	108
Green Time (sec)	50	27	13	6
Phase Time (sec)	56	33	19	12
Phase Split	47%	28%	16%	10%

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

Output Phase Sequence Phase C Phase A REF Phase B RoadName RoadName RoadName յլւ J ┙╻┖ RoadName RoadName oadName oadName RoadName oadNam ≓I **≓**[חור חור ٦Ĭ٢ RoadName RoadName RoadName





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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: site 13 [2031_PM Peak_Site 13 (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

site 13 Site Category: 2031

Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, B, C, D Output Phase Sequence: A, B, C, D

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	FLOV [Total]	WS HV]	FLO [Total	WS HV]	Satn	Delay	Level of Service	QUI [Veh.	EUE Dist]	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Speed
		veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
	n: Road													
1	L2	12	8.0	12	8.0	0.286	47.4	LOS D	5.6	41.8	0.87	0.71	0.87	34.7
2	T1	222	8.0	222	8.0	0.286	41.7	LOS C	5.8	43.5	0.87	0.71	0.87	25.4
3	R2	30	13.0	30	13.0	0.177	60.7	LOS E	1.7	12.9	0.95	0.72	0.95	29.5
Appro	oach	264	8.6	264	8.6	0.286	44.1	LOS D	5.8	43.5	0.88	0.71	0.88	26.7
East:	RoadN	lame												
4	L2	15	0.0	15	0.0	0.034	28.0	LOS B	0.9	6.3	0.62	0.59	0.62	44.4
5	T1	11	0.0	11	0.0	0.034	22.4	LOS B	0.9	6.3	0.62	0.59	0.62	42.3
6	R2	59	8.0	59	8.0	0.081	28.0	LOS B	2.0	15.3	0.63	0.71	0.63	31.6
Appro	oach	85	5.6	85	5.6	0.081	27.3	LOS B	2.0	15.3	0.63	0.67	0.63	36.2
North	n: Roadl	Name												
7	L2	127	9.0	127	9.0	*0.777	39.3	LOS C	14.0	104.8	0.92	0.84	0.96	36.8
8	T1	475	7.0	475	7.0	0.777	31.6	LOS C	14.8	1 10.2	0.87	0.77	0.90	42.5
9	R2	108	8.0	108	8.0	*0.615	64.1	LOS E	6.5	48.3	1.00	0.80	1.02	28.7
Appro	oach	710	7.5	710	7.5	0.777	37.9	LOS C	14.8	110.2	0.90	0.79	0.93	38.6
West	: RoadN	Vame												
10	L2	18	0.0	18	0.0	0.448	40.4	LOS C	1.2	8.6	1.00	0.72	1.00	26.9
11	T1	13	8.0	13	8.0	*0.448	34.8	LOS C	1.2	8.6	1.00	0.72	1.00	36.9
12	R2	2	0.0	2	0.0	0.448	40.4	LOS C	1.2	8.6	1.00	0.72	1.00	36.3
Appro	oach	33	3.2	33	3.2	0.448	38.2	LOS C	1.2	8.6	1.00	0.72	1.00	32.3
All Ve	ehicles	1092	7.5	1092	7.5	0.777	38.6	LOS C	14.8	110.2	0.88	0.76	0.89	35.7

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

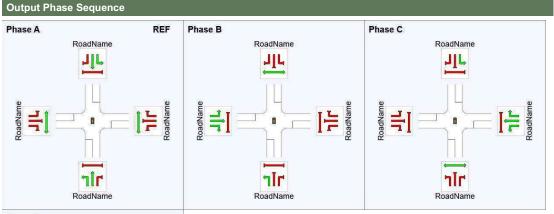
Pedestrian Movement Performance

Mov	/ Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE QUE		Prop. E Que	ffective Stop	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m		Rate	sec		m/sec
Sou	th: RoadNam	e									
P1	Full	20	30.1	LOS D	0.0	0.0	0.71	0.71	61.3	40.5	0.66
Eas	t: RoadName										
P2	Full	20	43.4	LOS E	0.1	0.1	0.85	0.85	69.5	33.9	0.49
Nor	th: RoadName	Э									
P3	Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	85.3	40.5	0.47
We	st: RoadName)									
P4	Full	20	40.9	LOS E	0.1	0.1	0.83	0.83	64.4	30.6	0.48
All I	Pedestrians	80	42.1	LOS E	0.1	0.1	0.83	0.83	70.1	36.4	0.52

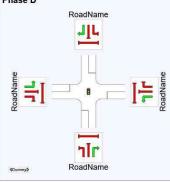
Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary				
Phase	Α	В	С	D
Phase Change Time (sec)	0	33	46	102
Green Time (sec)	27	7	50	12
Phase Time (sec)	33	13	56	18
Phase Split	28%	11%	47%	15%

See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.

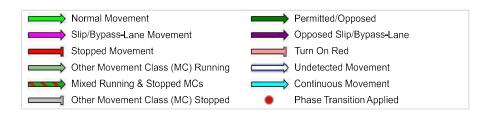


Phase D



Attachments for the Ordinary Council Meeting held on 10 October 2023 - Page 155

REF: Reference Phase VAR: Variable Phase

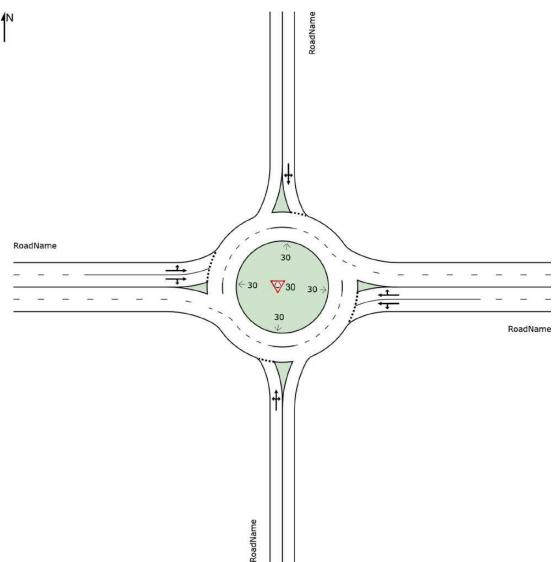


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SITE LAYOUT Site: 30 [2031_AM Peak_ Site 30 (Site Folder: Birling Future 2031_AM Peak)]

Site 30 Site Category: 2031 Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: 30 [2031_AM Peak_ Site 30 (Site Folder: Birling Future 2031_AM Peak)]

Network: 6 [2031_AM Peak all sites (Network Folder: General)]

Site 30 Site Category: 2031 Roundabout

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	FLO' [Total	WS HV]	FLO [Total	WS I HV]	Satn	Delay	Level of Service	QUI [Veh.	EUE Dist]	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Speed
Sout	h: Road	veh/h	%	veh/h	%	v/c	sec	_	veh	m	_	_	_	km/h
			40.0	<u>^</u>	10.0	0.404		1001	0.5		0.00	0.00	0.00	05.0
1	L2	9	10.0	9	10.0	0.131	4.2	LOS A	0.5	3.9	0.28	0.62	0.28	35.9
2	T1	1	10.0	1	10.0	0.131	4.3	LOS A	0.5	3.9	0.28	0.62	0.28	50.7
3	R2	135	10.0	135	10.0	0.131	10.0	LOS A	0.5	3.9	0.28	0.62	0.28	35.9
Аррі	roach	145	10.0	145	10.0	0.131	9.6	LOS A	0.5	3.9	0.28	0.62	0.28	36.1
East	: RoadN	lame												
4	L2	28	10.0	28	10.0	0.065	3.7	LOS A	0.3	2.1	0.04	0.36	0.04	52.4
5	Τ1	163	10.0	163	10.0	0.065	3.6	LOS A	0.3	2.1	0.04	0.36	0.04	52.2
6	R2	4	10.0	4	10.0	0.065	9.3	LOS A	0.3	2.1	0.04	0.36	0.04	57.9
Аррі	roach	196	10.0	196	10.0	0.065	3.8	LOS A	0.3	2.1	0.04	0.36	0.04	52.5
Nort	h: Road	Name												
7	L2	6	10.0	6	10.0	0.012	5.7	LOS A	0.0	0.3	0.51	0.58	0.51	49.0
8	Τ1	1	10.0	1	10.0	0.012	5.8	LOS A	0.0	0.3	0.51	0.58	0.51	49.0
9	R2	2	10.0	2	10.0	0.012	1 1.5	LOS A	0.0	0.3	0.51	0.58	0.51	49.0
Аррі	roach	9	10.0	9	10.0	0.012	7.0	LOS A	0.0	0.3	0.51	0.58	0.51	49.0
Wes	t: Road l	Name												
10	L2	1	10.0	1	10.0	0.245	4.2	LOS A	1.0	7.5	0.24	0.40	0.24	55.1
11	T1	607	10.0	607	10.0	0.245	4.2	LOS A	1.0	8.0	0.24	0.40	0.24	51.9
12	R2	4	10.0	4	10.0	0.245	9.9	LOS A	1.0	8.0	0.25	0.41	0.25	51.8
Аррі	roach	613	10.0	613	10.0	0.245	4.2	LOS A	1.0	8.0	0.24	0.40	0.24	51.9
All V	éhicles	963	10.0	963	10.0	0.245	5.0	LOS A	1.0	8.0	0.21	0.43	0.21	50.2

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: Site 30 [2031_PM Peak_Site 30 (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

Site 30 Site Category: 2031 Roundabout

Vehi	Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.													
Mov ID	Turn	DEM# FLO [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c	Aver. Delay sec	Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver . Speed km/h
South	n: Road		/0	VOII/II	/0		000		Von					IXII 0 II
1	L2	2	10.0	2	10.0	0.035	4.8	LOS A	0.1	1.0	0.38	0.64	0.38	35.4
2	T1	1	10.0	1	10.0	0.035	4.9	LOS A	0.1	1.0	0.38	0.64	0.38	50.3
3	R2	32	10.0	32	10.0	0.035	10.6	LOS A	0.1	1.0	0.38	0.64	0.38	35.4
Appro	bach	35	10.0	35	10.0	0.035	10.0	LOS A	0.1	1.0	0.38	0.64	0.38	36.3
East:	RoadN	lame												
4	L2	108	10.0	108	10.0	0.162	3.8	LOS A	0.7	5.3	0.07	0.37	0.07	52.1
5	T1	365	10.0	365	10.0	0.162	3.7	LOS A	0.7	5.3	0.07	0.37	0.07	51.9
6	R2	13	10.0	13	10.0	0.162	9.4	LOS A	0.7	5.2	0.07	0.36	0.07	57.7
Appro	bach	486	10.0	486	10.0	0.162	3.8	LOS A	0.7	5.3	0.07	0.37	0.07	52.2
North	: Roadl	Name												
7	L2	2	10.0	2	10.0	0.004	4.0	LOS A	0.0	0.1	0.23	0.45	0.23	50.6
8	T1	1	10.0	1	10.0	0.004	4.1	LOS A	0.0	0.1	0.23	0.45	0.23	50.6
9	R2	1	10.0	1	10.0	0.004	9.8	LOS A	0.0	0.1	0.23	0.45	0.23	50.6
Appro	bach	4	10.0	4	10.0	0.004	5.4	LOS A	0.0	0.1	0.23	0.45	0.23	50.6
West	Road	Vame												
10	L2	2	10.0	2	10.0	0.041	3.8	LOS A	0.1	1.1	0.11	0.34	0.11	55.8
11	T1	94	10.0	94	10.0	0.041	3.7	LOS A	0.1	1.1	0.11	0.38	0.11	52.3
12	R2	15	10.0	15	10.0	0.041	9.5	LOS A	0.1	1.1	0.12	0.44	0.12	51.2
Appro	bach	111	10.0	111	10.0	0.041	4.5	LOS A	0.1	1.1	0.11	0.39	0.11	52.2
All Ve	hicles	636	10.0	636	10.0	0.162	4.3	LOS A	0.7	5.3	0.09	0.39	0.09	51.5

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

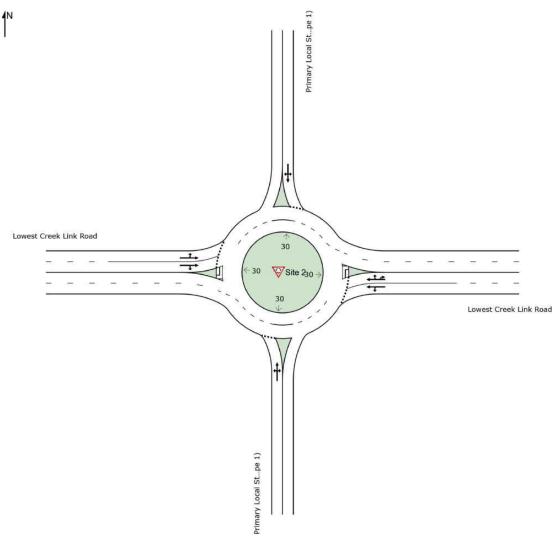
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SITE LAYOUT

W Site: Site 2 [2031_AM Peak_Site 31 (2) (Site Folder: Birling

Future 2031_AM Peak)] New Site Site Category: (None) Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

W Site: Site 2 [2031_AM Peak_Site 31 (2) (Site Folder: Birling Future 2031_AM Peak)]

■ Network: 6 [2031 AM Peak all sites (Network Folder: General)]

New Site Site Category: (None) Roundabout

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	DEM/ FLO [Total veh/h	WS	ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service		BACK OF JEUE Dist] m	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
Sout	h: Prima	ary Local					000		Von					
1	L2	31	10.0	31	10.0	0.340	3.1	LOS A	1.9	14.1	0.34	0.58	0.34	30.7
2	T1	6	10.0	6	10.0	0.340	2.9	LOS A	1.9	14.1	0.34	0.58	0.34	45.0
3	R2	359	10.0	359	10.0	0.340	8.3	LOS A	1.9	14.1	0.34	0.58	0.34	30.7
Appr	oach	396	10.0	396	10.0	0.340	7.9	LOS A	1.9	14.1	0.34	0.58	0.34	31.3
East	Lowest	Creek L	ink Roa	ad										
4	L2	45	10.0	45	10.0	0.062	3.8	LOS A	0.3	2.4	0.12	0.37	0.12	47.0
5	T1	88	10.0	88	10.0	0.062	3.7	LOS A	0.3	2.4	0.12	0.45	0.12	43.9
6	R2	3	10.0	3	10.0	0.062	9.4	LOS A	0.3	2.3	0.12	0.58	0.12	48.7
6u	U	53	10.0	53	10.0	0.062	11.8	LOS A	0.3	2.3	0.12	0.58	0.12	39.9
Appr	oach	189	10.0	189	10.0	0.062	6.1	LOS A	0.3	2.4	0.12	0.47	0.12	43.4
North	n: Prima	ry Local	Street (Type 1)									
7	L2	67	10.0	67	10.0	0.279	9.8	LOS A	17.6	133.5	0.84	0.84	0.84	38.9
8	T1	5	10.0	5	10.0	0.279	9.5	LOS A	17.6	133.5	0.84	0.84	0.84	38.9
9	R2	24	10.0	24	10.0	0.279	15.0	LOS B	17.6	133.5	0.84	0.84	0.84	38.9
Appr	oach	97	10.0	97	10.0	0.279	11.1	LOS A	17.6	133.5	0.84	0.84	0.84	38.9
West	: Lowes	t Creek	Link Ro	ad										
10	L2	23	10.0	23	10.0	0.464	6.3	LOS A	38.7	293.8	0.44	0.57	0.44	47.2
11	T1	794	10.0	794	10.0	0.464	6.0	LOS A	38.7	293.8	0.47	0.56	0.47	40.3
12	R2	7	10.0	7	10.0	0.464	1 1.6	LOS A	3.3	24.7	0.48	0.55	0.48	40.1
Appr	oach	824	10.0	824	10.0	0.464	6.1	LOS A	38.7	293.8	0.47	0.56	0.47	40.8
All Ve	ehicles	1506	10.0	1506	10.0	0.464	6.9	LOS A	38.7	293.8	0.41	0.57	0.41	38.5

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: 101 [2031_PM Peak_Site 31 (2) (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

New Site Site Category: (None) Roundabout

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	FLO' [Total	WS HV]	FLO [Tota	WS IHV]	Deg. Satn		Level of Service	QUE [Veh.	EUE Dist]	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	
Sout	h [.] Prima	veh/h ary Local	% Street	veh/h (Type)		v/c	sec	_	veh	m	_	_	_	km/h
1	L2	14	10.0	14	10.0	0.075	3.9	LOS A	0.4	2.9	0.42	0.57	0.42	31.2
2	T1	6	10.0	6	10.0	0.075	3.6	LOSA	0.4	2.9	0.42	0.57	0.42	45.5
3	R2	55	10.0	55	10.0	0.075	9.1	LOSA	0.4	2.9	0.42	0.57	0.42	31.2
-	oach	75	10.0	75	10.0	0.075	7.7	LOSA	0.4	2.9	0.42	0.57	0.42	33.9
East	: Lowest	: Creek L	ink Roa	ad										
4	L2	378	10.0	378	10.0	0.223	3.9	LOS A	1.3	9.7	0.14	0.42	0.14	46.3
5	Τ1	214	10.0	214	10.0	0.216	3.8	LOS A	1.2	9.0	0.15	0.47	0.15	43.1
6	R2	13	10.0	13	10.0	0.216	9.5	LOS A	1.2	9.0	0.15	0.47	0.15	50.6
6u	U	81	10.0	81	10.0	0.216	11.9	LOS A	1.2	9.0	0.15	0.47	0.15	43.1
Appr	oach	685	10.0	685	10.0	0.223	4.9	LOS A	1.3	9.7	0.14	0.44	0.14	45.0
North	n: Prima	ry Local	Street (Type 2	I)									
7	L2	61	10.0	61	10.0	0.068	3.3	LOS A	0.3	2.2	0.34	0.43	0.34	44.9
8	Τ1	4	10.0	4	10.0	0.068	3.0	LOS A	0.3	2.2	0.34	0.43	0.34	44.9
9	R2	6	10.0	6	10.0	0.068	8.5	LOS A	0.3	2.2	0.34	0.43	0.34	44.9
Appr	oach	72	10.0	72	10.0	0.068	3.8	LOS A	0.3	2.2	0.34	0.43	0.34	44.9
West	t: Lowes	t Creek I	_ink Ro	ad										
10	L2	66	10.0	66	10.0	0.066	4.2	LOS A	0.3	2.3	0.22	0.42	0.22	48.4
11	T1	83	10.0	83	10.0	0.066	4.2	LOS A	0.3	2.3	0.22	0.47	0.22	41.3
12	R2	36	10.0	36	10.0	0.066	10.0	LOS A	0.3	2.3	0.23	0.50	0.23	40.1
Appr	oach	185	10.0	185	10.0	0.066	5.3	LOS A	0.3	2.3	0.22	0.46	0.22	45.4
All V	ehicles	1017	10.0	1017	10.0	0.223	5.1	LOS A	1.3	9.7	0.19	0.45	0.19	44.3

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab). Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

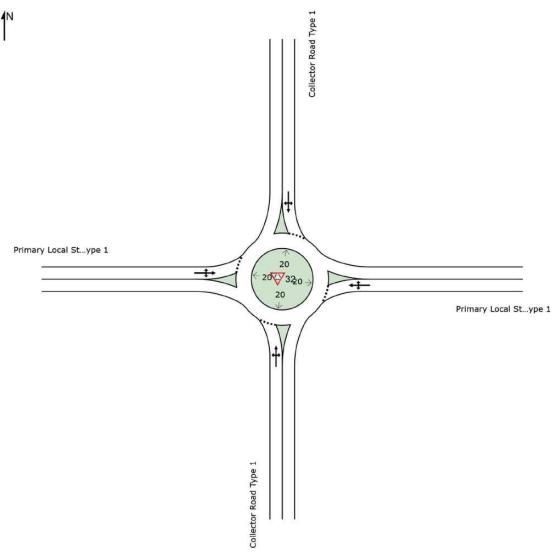
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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SITE LAYOUT Site: 32 [2031_AM Peak_Site 32 (4) (Site Folder: Birling Future 2031_AM Peak)]

New Site Site Category: -Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

💱 Site: 32 [2031_AM Peak_Site 32 (4) (Site Folder: Birling Future 2031_AM Peak)]

Network: 6 [2031_AM Peak all sites (Network Folder: General)]

New Site Site Category: -Roundabout

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	DEMA FLOV [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service	95% BA QUE [Veh. veh	EUE Dist]	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
Sout	th: Colled	ctor Road			70	V/C	sec	_	ven	m	_	_	_	K111/11
1	L2	26	10.0	26	10.0	0.130	3.7	LOS A	0.7	5.6	0.34	0.40	0.34	44.5
2	T1	122	10.0	122	10.0	0.130	3.6	LOSA	0.7	5.6	0.34	0.40	0.34	44.5
3	R2	3	10.0	3	10.0	0.130	8.1	LOSA	0.7	5.6	0.34	0.40	0.34	44.5
Аррі	roach	152	10.0	152	10.0	0.130	3.7	LOS A	0.7	5.6	0.34	0.40	0.34	44.5
East	: Primar	y Local S	Street Ty	/pe 1										
4	L2	40	10.0	40	10.0	0.066	4.2	LOS A	0.4	2.7	0.43	0.53	0.43	44.5
5	T1	7	10.0	7	10.0	0.066	4.2	LOS A	0.4	2.7	0.43	0.53	0.43	34.6
6	R2	23	10.0	23	10.0	0.066	8.7	LOS A	0.4	2.7	0.43	0.53	0.43	34.6
Аррі	roach	71	10.0	71	10.0	0.066	5.7	LOS A	0.4	2.7	0.43	0.53	0.43	42.4
Nort	h: Collec	tor Road	Type ´	I										
7	L2	20	10.0	20	10.0	0.191	4.9	LOS A	0.9	7.2	0.45	0.62	0.45	34.3
8	Τ1	56	10.0	56	10.0	0.191	4.8	LOS A	0.9	7.2	0.45	0.62	0.45	45.0
9	R2	107	10.0	107	10.0	0.191	9.4	LOS A	0.9	7.2	0.45	0.62	0.45	34.3
Аррі	roach	183	10.0	183	10.0	0.191	7.5	LOS A	0.9	7.2	0.45	0.62	0.45	39.8
Wes	t: Primar	y Local S	Street T	ype 1										
10	L2	404	10.0	404	10.0	0.591	4.3	LOS A	5.2	39.9	0.54	0.53	0.54	41.6
11	T1	241	10.0	241	10.0	0.591	4.2	LOS A	5.2	39.9	0.54	0.53	0.54	41.6
12	R2	91	10.0	91	10.0	0.591	8.7	LOS A	5.2	39.9	0.54	0.53	0.54	47.1
Аррі	roach	736	10.0	736	10.0	0.591	4.8	LOS A	5.2	39.9	0.54	0.53	0.54	42.8
All V	ehicles/	1 141	10.0	1 141	10.0	0.591	5.1	LOS A	5.2	39.9	0.49	0.52	0.49	42.6

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

W Site: 32 [2031_PM Peak_Site 32 (4) (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

New Site Site Category: (None) Roundabout

Vehi														
Mov ID	Turn	DEM# FLO [Total veh/h		ARRIVAL FLOWS [Total HV] veh/h %	Deg. Satn v/c		Level of Service	95% BA QUE [Veh. veh		Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h	
Sout	h: Colleo	ctor Road												
1	L2	97	10.0	97 10.0	0.208	6.8	LOS A	1.5	11.2	0.71	0.67	0.71	42.0	
2	T1	61	10.0	61 10.0	0.208	6.7	LOS A	1.5	11.2	0.71	0.67	0.71	42.0	
3	R2	14	10.0	14 10.0	0.208	11.3	LOS A	1.5	11.2	0.71	0.67	0.71	42.0	
Appr	oach	172	10.0	172 10.0	0.208	7.1	LOS A	1.5	11.2	0.71	0.67	0.71	42.0	
East	Primar	/ Local S	Street Ty	ype 1										
4	L2	18	10.0	18 10.0	0.342	6.5	LOS A	2.9	22.3	0.68	0.59	0.68	43.8	
5	T1	301	10.0	301 10.0	0.342	6.4	LOS A	2.9	22.3	0.68	0.59	0.68	33.3	
6	R2	15	10.0	15 10.0	0.342	10.9	LOS A	2.9	22.3	0.68	0.59	0.68	33.3	
Appr	oach	334	10.0	334 10.0	0.342	6.6	LOS A	2.9	22.3	0.68	0.59	0.68	34.7	
North	n: Collec	tor Road	d Type 1	1										
7	L2	76	10.0	76 10.0	0.331	3.2	LOS A	1.9	14.4	0.16	0.49	0.16	37.1	
8	T1	155	10.0	155 10.0	0.331	3.1	LOS A	1.9	14.4	0.16	0.49	0.16	46.4	
9	R2	237	10.0	237 10.0	0.331	7.7	LOS A	1.9	14.4	0.16	0.49	0.16	37.1	
Appr	oach	467	10.0	467 10.0	0.331	5.4	LOS A	1.9	14.4	0.16	0.49	0.16	42.3	
West	: Primar	y Local \$	Street T	ype 1										
10	L2	125	10.0	125 10.0	0.132	3.4	LOS A	0.8	5.8	0.28	0.46	0.28	42.8	
11	T1	6	10.0	6 10.0	0.132	3.3	LOS A	0.8	5.8	0.28	0.46	0.28	42.8	
12	R2	32	10.0	32 10.0	0.132	7.8	LOS A	0.8	5.8	0.28	0.46	0.28	47.8	
Appr	oach	163	10.0	163 10.0	0.132	4.2	LOS A	0.8	5.8	0.28	0.46	0.28	44.5	
All V	ehicles	1136	10.0	1 136 10.0	0.342	5.9	LOS A	2.9	22.3	0.41	0.54	0.41	41.1	

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

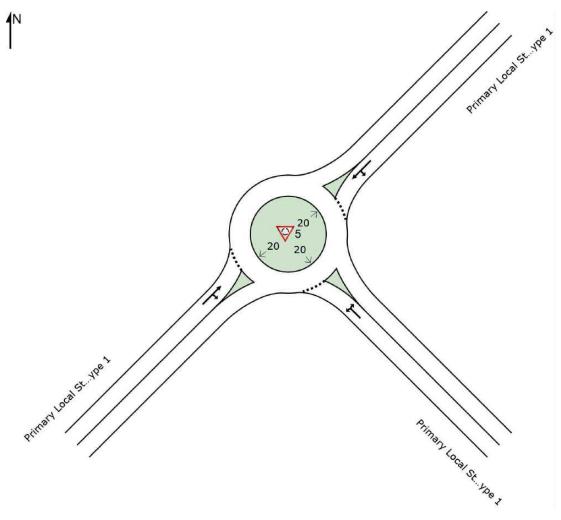
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SITE LAYOUT

W Site: 5 [2031_AM Peak_Site 41 (5) (Site Folder: Birling Future

2031_AM Peak)] 2031_AM Peak_Site 5 Site Category: AM Peak Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: 5 [2031_AM Peak_Site 41 (5) (Site Folder: Birling Future 2031_AM Peak)]

Network: 6 [2031_AM Peak all sites (Network Folder: General)]

2031 AM Peak Site 5 Site Category: AM Peak Roundabout

Vehi	Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.													
Mov ID	Turn	DEM/ FLO [Total veh/h		ARR FLO [Tota veh/h	WS I HV]	Deg. Satn v/c	Aver. Delay sec	Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
South	nEast: F	Primary L	ocal St	- Туре	e 1									
21	L2	1	10.0	1	10.0	0.002	1.9	LOS A	0.0	0.0	0.15	0.49	0.15	26.1
23	R2	1	10.0	1	10.0	0.002	6.0	LOS A	0.0	0.0	0.15	0.49	0.15	26.1
Appro	vpproach 2 10.0 2 10 IorthEast: Primary Local Street - Typ					0.002	3.9	LOS A	0.0	0.0	0.15	0.49	0.15	26.1
North	NorthEast: Primary Local Street - Type 1													
24	L2	1	10.0	1	10.0	0.037	2.9	LOS A	0.1	1.1	0.01	0.32	0.01	38.9
25	T1	58	10.0	58	10.0	0.037	2.8	LOS A	0.1	1.1	0.01	0.32	0.01	39.7
Appro	bach	59	10.0	59	10.0	0.037	2.8	LOS A	0.1	1.1	0.01	0.32	0.01	39.7
South	West:	Primary I	Local S	treet -	Type 1									
31	T1	264	10.0	264	10.0	0.160	2.8	LOS A	0.8	5.8	0.02	0.31	0.02	41.4
32	R2	1	10.0	1	10.0	0.160	7.4	LOS A	0.8	5.8	0.02	0.31	0.02	39.5
Appro	bach	265	10.0	265	10.0	0.160	2.9	LOS A	0.8	5.8	0.02	0.31	0.02	41.4
All Ve	hicles	326	10.0	326	10.0	0.160	2.9	LOS A	0.8	5.8	0.02	0.32	0.02	41.1

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement. Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: 5 [2031_PM Peak_Site 41 (5) (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

2031 AM Peak Site 5 Site Category: AM Peak Roundabout

Vehicle Movement Performance														
Mov ID	Turn	DEMA FLOV [Total veh/h	NS	ARR FLO [Tota veh/h	WS IHV]	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BA QUE [Veh. veh		Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
Sout	nEast: P	rimary L	ocal St	- Type	1									
21	L2	1	10.0	1	10.0	0.020	3.5	LOS A	0.1	0.7	0.45	0.63	0.45	21.9
23	R2	19	10.0	19	10.0	0.020	7.6	LOS A	0.1	0.7	0.45	0.63	0.45	21.9
Appr	oach	20	10.0	20	10.0	0.020	7.4	LOS A	0.1	0.7	0.45	0.63	0.45	21.9
NorthEast: Primary Local Street - Type 1														
24	L2	1	10.0	1	10.0	0.252	2.9	LOS A	1.3	9.8	0.02	0.31	0.02	38.8
25	T1	418	10.0	418	10.0	0.252	2.8	LOS A	1.3	9.8	0.02	0.31	0.02	39.7
Appr	oach	419	10.0	419	10.0	0.252	2.8	LOS A	1.3	9.8	0.02	0.31	0.02	39.7
Sout	hWest: F	Primary L	.ocal St	reet -	Type 1									
31	T1	97	10.0	97	10.0	0.069	2.9	LOS A	0.3	2.6	0.10	0.31	0.10	40.2
32	R2	1	10.0	1	10.0	0.069	7.4	LOS A	0.3	2.6	0.10	0.31	0.10	38.5
Appr	oach	98	10.0	98	10.0	0.069	2.9	LOS A	0.3	2.6	0.10	0.31	0.10	40.2
All Ve	ehicles	537	10.0	537	10.0	0.252	3.0	LOS A	1.3	9.8	0.05	0.32	0.05	39.2

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

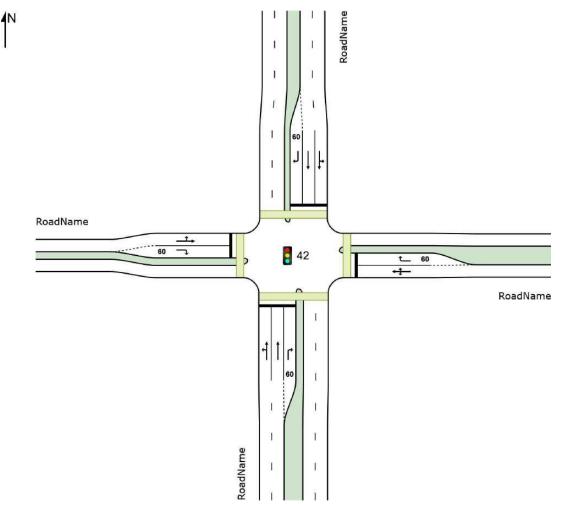
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SITE LAYOUT Site: 42 [2031_AM Peak_Site 42 - updated (Site Folder: Birling Future 2031_AM Peak)]

Site Category: -

Signals - EQUISAT (Fixed-Time/SCATS) Isolated

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: 42 [2031_AM Peak_S	Site 42 - updated
(Site Folder: Birling Future	2031_AM Peak)]

■ Network: 6 [2031_AM Peak all sites (Network Folder: General)]

Site Category: -

Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: custom (phase reduction applied) Reference Phase: Phase A Input Phase Sequence: A, B, C, D, E Output Phase Sequence: A, B, C, D

Vehi	Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.													
Mov ID	Turn	DEM# FLO [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service		ACK OF EUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	
Sout	h: Road													
1	L2	21	10.0	21	10.0	0.492	27.4	LOS B	16.7	127.2	0.72	0.64	0.72	42.9
2	T1	795	10.0	795	10.0	*0.492	21.8	LOS B	16.7	127.2	0.72	0.63	0.72	35.0
3	R2	43	10.0	43	10.0	0.496	70.2	LOS E	2.6	20.1	1.00	0.74	1.00	18.4
Appr	oach	859	10.0	859	10.0	0.496	24.4	LOS B	16.7	127.2	0.73	0.64	0.73	33.8
East:	RoadN	ame												
4	L2	11	2.0	11	2.0	0.383	56.3	LOS D	5.4	38.4	0.95	0.78	0.95	12.9
5	T1	5	2.0	5	2.0	0.383	50.7	LOS D	5.4	38.4	0.95	0.78	0.95	26.9
6	R2	184	2.0	184	2.0	0.383	56.3	LOS D	5.4	38.6	0.95	0.78	0.95	12.9
Appr	oach	200	2.0	200	2.0	0.383	56.1	LOS D	5.4	38.6	0.95	0.78	0.95	13.4
North	n: Roadl	Name												
7	L2	36	10.0	36	10.0	*0.157	19.2	LOS B	2.6	19.8	0.43	0.46	0.43	28.3
8	T1	235	10.0	235	10.0	0.157	7.0	LOS A	2.6	19.8	0.23	0.23	0.23	38.2
9	R2	7	10.0	7	10.0	0.081	69.3	LOS E	0.4	3.2	1.00	0.66	1.00	22.7
Appr	oach	278	10.0	278	10.0	0.157	10.2	LOS A	2.6	19.8	0.27	0.27	0.27	34.9
West	: RoadN	lame												
10	L2	105	2.0	105	2.0	*0.666	41.2	LOS C	5.7	40.6	1.00	0.82	1.06	26.2
11	T1	26	2.0	26	2.0	*0.666	35.6	LOS C	5.7	40.6	1.00	0.82	1.06	26.2
12	R2	7	2.0	7	2.0	0.033	56.6	LOS E	0.4	2.6	0.91	0.66	0.91	21.2
Appr	oach	138	2.0	138	2.0	0.666	40.9	LOS C	5.7	40.6	1.00	0.81	1.05	25.9
All Ve	ehicles	1475	8.2	1475	8.2	0.666	27.6	LOS B	16.7	127.2	0.70	0.61	0.70	29.2

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

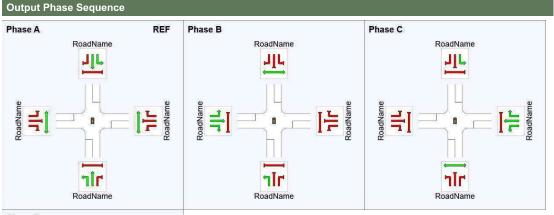
Pedestrian Movement Performance

Mov ID	/ Crossing	Dem. Flow	Aver. Delay	Level of Service	AVERAGE	BACK OF EUE	Prop. Et Que	ffective Stop	Travel Time	Travel Dist.	Aver. Speed
		ped/h	sec		[Ped ped	Dist] m		Rate	sec		m/sec
Sou	ith: RoadNam	e									
P1	Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	85.3	40.5	0.47
Eas	t: RoadName										
P2	Full	20	21.0	LOS C	0.0	0.0	0.59	0.59	47.1	33.9	0.72
Nor	th: RoadNam	е									
P3	Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	85.0	40.0	0.47
We	st: RoadName	e									
P4	Full	20	54.2	LOS E	0.1	0.1	0.95	0.95	218.7	213.9	0.98
AILF	Pedestrians	80	45.9	LOS E	0.1	0.1	0.86	0.86	109.0	82.1	0.75

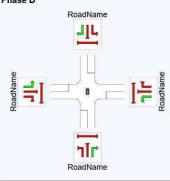
Level of Service (LOS) Method: SIDRA Pedestrian LOS Method (Based on Average Delay) Pedestrian movement LOS values are based on average delay per pedestrian movement. Intersection LOS value for Pedestrians is based on average delay for all pedestrian movements.

Phase Timing Summary	,											
Phase A B C D												
Phase Change Time (sec) 0 64 84 108												
Green Time (sec)	58	14	18	6								
Phase Time (sec)	64	20	24	12								
Phase Split 53% 17% 20% 10%												

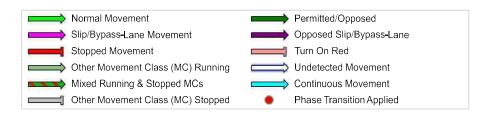
See the Timing Analysis report for more detailed information including input values of Yellow Time and All-Red Time, and information on any adjustments to Intergreen Time, Phase Time and Green Time values in cases of Pedestrian Actuation, Minor Phase Actuation and Phase Frequency values (user-specified or implied) less than 100%.



Phase D



REF: Reference Phase VAR: Variable Phase



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

Site: 42 [2031_PM Peak_Site 42 - updated	
(Site Folder: Birling Future 2031_PM Peak)]	

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

Site Category: -

Signals - EQUISAT (Fixed-Time/SCATS) Coordinated Cycle Time = 120 seconds (Network User-Given Cycle Time)

Timings based on settings in the Network Timing dialog Phase Times determined by the program Downstream lane blockage effects included in determining phase times Green Split Priority has been specified Phase Sequence: custom Reference Phase: Phase A Input Phase Sequence: A, E, B, C, D Output Phase Sequence: A, E, B, C, D

Vehicle Movement Performance Mov Turn DEMAND ARRIVAL Deg. Aver. Level of 95% BACK OF Prop. EffectiveAver. No. Aver.														
Mov ID	Turn	DEM/ FLO' [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c	Aver. Delay sec	Level of Service		ACK OF IEUE Dist] m	Prop. Que	EffectiveA Stop Rate	wer. No. Cycles	Aver. Speed km/h
South	n: Road	Name												
1 2	L2 T1	7 277	10.0 10.0	7 277	10.0 10.0	0.208 0.208	14.7 13.1	LOS B LOS A	2.1 3.7	15.6 28.2	0.27 0.37	0.24 0.32	0.27 0.37	50.4 42.0
3 Appro	R2 oach	15 299	10.0 10.0	15 299	10.0 10.0	0.173 0.208	68.3 15.9	LOS E LOS B	0.9	6.9 28.2	1.00 0.40	0.69 0.33	1.00 0.40	18.7 39.8
East:	RoadN	ame												
4 5	L2 T1	28 21	2.0 2.0	28 21	2.0 2.0	*0.565 *0.565	52.3 46.7	LOS D LOS D	2.5 2.5	18.1 18.1	1.00 1.00	0.76 0.76	1.06 1.06	14.2 28.6
6 Appro	R2 oach	6 55	2.0 2.0	6 55	2.0 2.0	0.049 0.565	63.9 51.4	LOS E LOS D	0.3 2.5	2.4 18.1	0.96 1.00	0.65 0.75	0.96 1.05	11.6 20.6
North	n: Roadl	Name												
7 8 9	L2 T1 R2	221 774 109	10.0 10.0 10.0	221 774 109	10.0 10.0 10.0	0.435 *0.435 0.210	14.9 4.9 29.5	LOS B LOS A LOS C	10.8 10.8 3.5	82.2 82.2 26.8	0.41 0.22 0.58	0.52 0.25 0.71	0.41 0.22 0.58	32.0 42.0 34.8
Appro		1104	10.0	1104	10.0	0.435	9.3	LOS A	10.8	82.2	0.29	0.35	0.29	38.0
West	: RoadN	lame												
10 11 12	L2 T1 R2	3 1 14	2.0 2.0 2.0	3 1 14	2.0 2.0 2.0	0.035 *0.035 0.131	51.3 45.7 66.2	LOS D LOS D LOS E	0.2 0.2 0.8	1.5 1.5 5.8	0.96 0.96 0.98	0.62 0.62 0.69	0.96 0.96 0.98	23.0 23.0 19.1
Appro		18	2.0	18	2.0	0.131	62.6	LOS E	0.8	5.8	0.97	0.67	0.97	19.9
All Ve	ehicles	1476	9.6	1476	9.6	0.565	12.9	LOS A	10.8	82.2	0.35	0.37	0.35	36.4

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

* Critical Movement (Signal Timing)

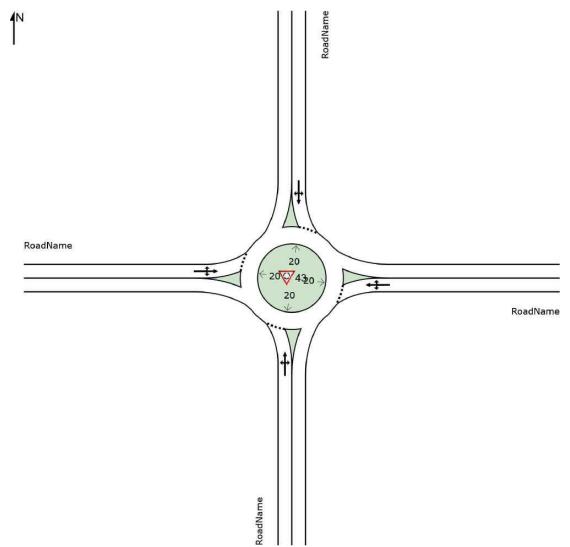
Pedestrian Movement Performance

SITE LAYOUT W Site: 43 [2031_AM Peak_ Site 43- updated (Site Folder:

Birling Future 2031_AM Peak)]

Site Category: -Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

W Site: 43 [2031_AM Peak_ Site 43- updated (Site Folder: Birling Future 2031_AM Peak)]

Network: 6 [2031_AM Peak all sites (Network Folder: General)]

Site Category: -Roundabout

Vehi														
Mov ID	Turn	DEMA FLOV [Total veh/h			WS HV]	Deg. Satn v/c	Aver. Delay sec	Level of Service			Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver . Speed km/h
South	n: Road	Name												
1	L2	98	2.0	98	2.0	0.139	4.5	LOS A	0.7	5.1	0.30	0.55	0.30	49.0
2	T1	5	2.0	5	2.0	0.139	4.8	LOS A	0.7	5.1	0.30	0.55	0.30	52.5
3	R2	74	2.0	74	2.0	0.139	9.4	LOS A	0.7	5.1	0.30	0.55	0.30	49.0
Appro	bach	177	2.0	177	2.0	0.139	6.6	LOS A	0.7	5.1	0.30	0.55	0.30	49.2
East:	RoadN	lame												
4	L2	29	2.0	29	2.0	0.092	4.2	LOS A	0.5	3.5	0.19	0.46	0.19	53.3
5	T1	77	2.0	77	2.0	0.092	4.5	LOS A	0.5	3.5	0.19	0.46	0.19	47.6
6	R2	20	2.0	20	2.0	0.092	9.1	LOS A	0.5	3.5	0.19	0.46	0.19	52.4
Appro	bach	126	2.0	126	2.0	0.092	5.1	LOS A	0.5	3.5	0.19	0.46	0.19	50.5
North	: Roadl	Name												
7	L2	172	2.0	172	2.0	0.169	4.7	LOS A	1.0	6.9	0.34	0.52	0.34	41.9
8	T1	5	2.0	5	2.0	0.169	5.0	LOS A	1.0	6.9	0.34	0.52	0.34	53.7
9	R2	35	2.0	35	2.0	0.169	9.6	LOS A	1.0	6.9	0.34	0.52	0.34	41.9
Appro	bach	212	2.0	212	2.0	0.169	5.5	LOS A	1.0	6.9	0.34	0.52	0.34	42.6
West	: Road i	Vame												
10	L2	22	2.0	22	2.0	0.085	4.3	LOS A	0.4	2.6	0.20	0.48	0.20	48.5
11	T1	66	2.0	66	2.0	0.085	4.6	LOS A	0.4	2.6	0.20	0.48	0.20	44.0
12	R2	22	2.0	22	2.0	0.085	9.3	LOS A	0.4	2.6	0.20	0.48	0.20	54.0
Appro	bach	111	2.0	111	2.0	0.085	5.5	LOS A	0.4	2.6	0.20	0.48	0.20	48.4
All Ve	hicles	625	2.0	625	2.0	0.169	5.7	LOS A	1.0	6.9	0.27	0.51	0.27	47.9

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

W Site: 43 [2031_PM Peak_ Site 43- updated (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

Site Category: -Roundabout

Mov	Turn	DEMA		ARRI	VΔI	Dea.	Δισ	Level of	95% BA		Prop.	EffectiveA	wer No	Aver.
ID	Turri	FLOV		FLO'		Satn		Service	QUE		Que	Stop	Cycles	
		[Total							[Veh.	Dist]		Rate		
0	h i Da a di	veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
	h: Roadl													
1	L2	36	2.0	36	2.0	0.057	4.4	LOS A	0.3	2.0	0.26	0.54	0.26	49.1
2	Τ1	5	2.0	5	2.0	0.057	4.7	LOS A	0.3	2.0	0.26	0.54	0.26	52.6
3	R2	33	2.0	33	2.0	0.057	9.3	LOS A	0.3	2.0	0.26	0.54	0.26	49.1
Appr	oach	74	2.0	74	2.0	0.057	6.6	LOS A	0.3	2.0	0.26	0.54	0.26	49.4
East:	: RoadN	ame												
4	L2	178	2.0	178	2.0	0.196	4.2	LOS A	1.1	8.2	0.21	0.51	0.21	52.8
5	Τ1	14	2.0	14	2.0	0.196	4.5	LOS A	1.1	8.2	0.21	0.51	0.21	46.7
6	R2	88	2.0	88	2.0	0.196	9.1	LOS A	1.1	8.2	0.21	0.51	0.21	51.7
Appr	oach	280	2.0	280	2.0	0.196	5.8	LOS A	1.1	8.2	0.21	0.51	0.21	52.4
North	n: Road i	Vame												
7	L2	22	2.0	22	2.0	0.031	4.9	LOS A	0.2	1.2	0.38	0.52	0.38	40.9
8	Τ1	5	2.0	5	2.0	0.031	5.2	LOS A	0.2	1.2	0.38	0.52	0.38	53.0
9	R2	9	2.0	9	2.0	0.031	9.8	LOS A	0.2	1.2	0.38	0.52	0.38	40.9
Appr	oach	37	2.0	37	2.0	0.031	6.2	LOS A	0.2	1.2	0.38	0.52	0.38	44.3
West	t: RoadN	lame												
10	L2	49	2.0	49	2.0	0.191	4.5	LOS A	1.0	6.8	0.27	0.50	0.27	48.0
11	T1	149	2.0	149	2.0	0.191	4.8	LOS A	1.0	6.8	0.27	0.50	0.27	43.2
12	R2	49	2.0	49	2.0	0.191	9.4	LOS A	1.0	6.8	0.27	0.50	0.27	53.6
Appr	oach	248	2.0	248	2.0	0.191	5.7	LOS A	1.0	6.8	0.27	0.50	0.27	47.8
AII 1/4	ehicles	639	2.0	639	2.0	0.196	5.8	LOS A	1.1	8.2	0.25	0.51	0.25	50.4

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

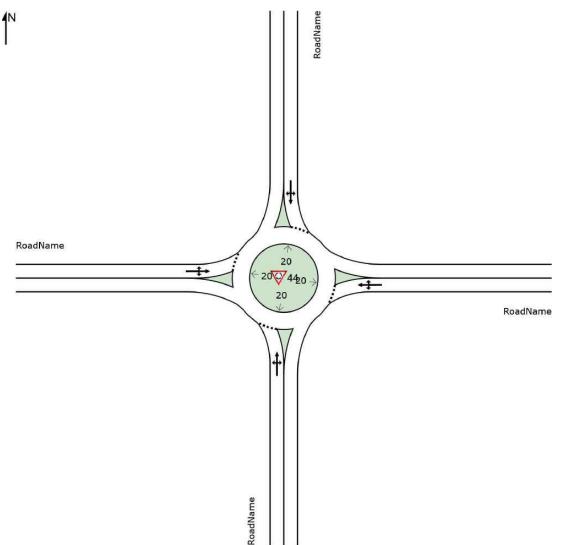
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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SITE LAYOUT Site: 44 [2031_AM Peak_ Site 44 - updated (Site Folder: Birling Future 2031_AM Peak)]

2031 Site Category: 2031 Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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Template: Site outputs

(movements)

USER REPORT FOR NETWORK SITE

All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

🗑 Site: 44 [2031_AM Peak_ Site 44 - updated (Site Folder: Birling Future 2031_AM Peak)]

Network: 6 [2031_AM Peak all sites (Network Folder: General)]

2031 Site Category: 2031 Roundabout

Vehi	icle Mo	vement	Perfo	rmano	e									
Mov ID	Turn	DEMA FLO	WS HV]	ARRI FLO [Total	WS HV]	Deg. Satn	Delay	Level of Service	QU [Veh.	ACK OF EUE Dist]	Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed
0	h : D I	veh/h	%	veh/h	%	v/c	sec		veh	m				km/h
	h: Road													
1	L2	84	2.0	84	2.0	0.234	4.3	LOS A	1.3	9.6	0.26	0.58	0.26	41.3
2	T1	5	2.0	5	2.0	0.234	4.6	LOS A	1.3	9.6	0.26	0.58	0.26	41.3
3	R2	237	2.0	237	2.0	0.234	9.2	LOS A	1.3	9.6	0.26	0.58	0.26	41.3
Appr	oach	326	2.0	326	2.0	0.234	7.9	LOS A	1.3	9.6	0.26	0.58	0.26	41.3
East	RoadN	lame												
4	L2	67	2.0	67	2.0	0.103	4.1	LOS A	0.6	3.9	0.16	0.50	0.16	51.0
5	Τ1	35	2.0	35	2.0	0.103	4.4	LOS A	0.6	3.9	0.16	0.50	0.16	48.0
6	R2	45	2.0	45	2.0	0.103	9.0	LOS A	0.6	3.9	0.16	0.50	0.16	48.0
Appr	oach	147	2.0	147	2.0	0.103	5.7	LOS A	0.6	3.9	0.16	0.50	0.16	49.7
North	n: Road	Name												
7	L2	6	2.0	6	2.0	0.035	6.4	LOS A	0.2	1.4	0.58	0.60	0.58	36.9
8	T1	20	2.0	20	2.0	0.035	6.7	LOS A	0.2	1.4	0.58	0.60	0.58	47.8
9	R2	6	2.0	6	2.0	0.035	1 1.4	LOS A	0.2	1.4	0.58	0.60	0.58	36.9
Appr	oach	33	2.0	33	2.0	0.035	7.6	LOS A	0.2	1.4	0.58	0.60	0.58	44.9
West	t: Road l	Name												
10	L2	17	2.0	17	2.0	0.280	5.5	LOS A	1.7	11.9	0.50	0.57	0.50	45.4
11	T1	279	2.0	279	2.0	0.280	5.8	LOS A	1.7	1 1.9	0.50	0.57	0.50	45.4
12	R2	17	2.0	17	2.0	0.280	10.4	LOS A	1.7	11.9	0.50	0.57	0.50	51.2
Appr	oach	313	2.0	313	2.0	0.280	6.0	LOS A	1.7	1 1.9	0.50	0.57	0.50	45.8
All Ve	ehicles	819	2.0	819	2.0	0.280	6.8	LOS A	1.7	11.9	0.34	0.56	0.34	45.1

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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All Movement Classes

Project: 2031_Future_Birling SIDRA - 13 Feb 2023

Template: Site outputs (movements)

🗑 Site: 44 [2031_PM Peak_ Site 44 = updated (Site Folder: Birling Future 2031_PM Peak)]

■ Network: 3 [2031_PM Peak all sites (Network Folder: General)]

2031 Site Category: 2031 Roundabout

Vehi	cle Mo	vement	Perfo	rmano	:e									
Mov ID	Turn	DEMA FLOV [Total veh/h		ARRI FLO [Total veh/h	WS HV]	Deg. Satn v/c		Level of Service	95% BA QUE [Veh. veh		Prop. Que	EffectiveA Stop Rate	ver. No. Cycles	Aver. Speed km/h
South	n: Road		70	VGH/H	70	V/C	360	_	Ven		_		_	N111/11
1	L2	76	2.0	76	2.0	0.149	5.7	LOS A	0.8	6.0	0.52	0.65	0.52	41.2
2	T1	5	2.0	5	2.0	0.149	5.9	LOS A	0.8	6.0	0.52	0.65	0.52	41.2
3	R2	75	2.0	75	2.0	0.149	10.6	LOS A	0.8	6.0	0.52	0.65	0.52	41.2
Appro	oach	156	2.0	156	2.0	0.149	8.0	LOS A	0.8	6.0	0.52	0.65	0.52	41.2
East:	RoadN	ame												
4	L2	200	2.0	200	2.0	0.409	5.0	LOS A	2.8	20.2	0.44	0.55	0.44	50.1
5	T1	222	2.0	222	2.0	0.409	5.3	LOS A	2.8	20.2	0.44	0.55	0.44	46.6
6	R2	101	2.0	101	2.0	0.409	9.9	LOS A	2.8	20.2	0.44	0.55	0.44	46.6
Appro	oach	523	2.0	523	2.0	0.409	6.0	LOS A	2.8	20.2	0.44	0.55	0.44	48.3
North	n: Roadl	Name												
7	L2	27	2.0	27	2.0	0.109	5.0	LOS A	0.6	4.0	0.41	0.55	0.41	38.6
8	T1	68	2.0	68	2.0	0.109	5.3	LOS A	0.6	4.0	0.41	0.55	0.41	49.1
9	R2	29	2.0	29	2.0	0.109	9.9	LOS A	0.6	4.0	0.41	0.55	0.41	38.6
Appro	oach	125	2.0	125	2.0	0.109	6.3	LOS A	0.6	4.0	0.41	0.55	0.41	45.7
West	: RoadN	lame												
10	L2	37	2.0	37	2.0	0.168	4.8	LOS A	0.9	6.5	0.37	0.56	0.37	45.1
11	T1	92	2.0	92	2.0	0.168	5.1	LOS A	0.9	6.5	0.37	0.56	0.37	45.1
12	R2	75	2.0	75	2.0	0.168	9.7	LOS A	0.9	6.5	0.37	0.56	0.37	51.0
Appro	oach	203	2.0	203	2.0	0.168	6.7	LOS A	0.9	6.5	0.37	0.56	0.37	47.8
All Ve	ehicles	1007	2.0	1007	2.0	0.409	6.5	LOS A	2.8	20.2	0.44	0.57	0.44	47.1

Site Level of Service (LOS) Method: Delay (RTANSW). Site LOS Method is specified in the Network Data dialog (Network tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

Roundabout Capacity Model: SIDRA Standard.

Delay Model: SIDRA Standard (Geometric Delay is included).

Gap-Acceptance Capacity: SIDRA Standard (Akcelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Lowes Creek Maryland (Birling) Precinct

Post Rezoning, Housekeeping Minor Amendments

Planning Proposal Addendum Report

Proposed Medium Density Site Amenity Analysis

26 June 2022



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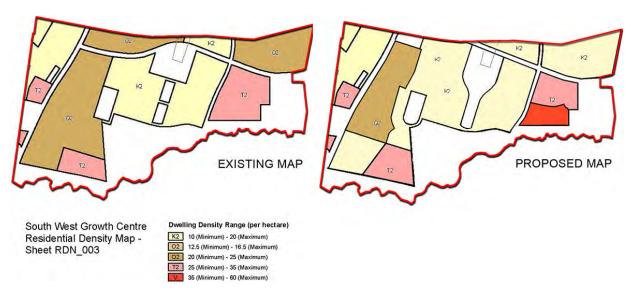
1.0 Introduction

1.1 Overview

Cameron Brae Properties has submitted a Planning Proposal to Camden Council requesting it undertake minor amendments to the zoning and density maps in the Camden Growth Centres Precinct Plan (Appendix 5) contained in the State Environmental Planning Policy – SEPP - (Precincts—Western Parkland City) 2021 (formerly the Sydney Region Growth Centres 2006) as they apply to the Birling property, 975 The Northern Road, Bringelly, in the Lowes Creek Maryland Precinct.

The requested amendments also incorporate corresponding amendments to the Indicative Layout Plan (ILP) and Residential Structure figures in the Camden Growth Centre Precincts Development Control plan (DCP).

One of the requested amendments seeks to reconfigure the density controls in the Birling property (both increasing and decreasing the density controls in certain places). These proposed amendments are illustrated in the extract of the existing, and proposed amended SEPP Density Map in **Figure 1** below.



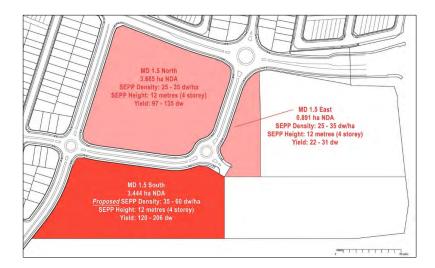
> Figure 1: Density Map in SEPP (Precincts—Western Parkland City) 2021

Specifically, the proposed amendments seek to adopt a "Salt and Pepper Approach" enhancing diversity of housing types/choice and affordability whereby:

- A small area of Medium Density Band 2 (35 60 dw/ha max) is proposed in the south east corner of the site. Its location is distinguished by its red colour and identified as "V" in the SEPP Map. It would be located immediately to the west, and within convenient walking distance, of the site's bulky goods centre. The centre includes a small capped amount of convenience retail floor space (3,500 sqm) that can include a small, low scale neighbourhood retail role; and
- 2. Greater areas of Low Density Band 1 (10 20 dw/ha max) are proposed in the west and other parts the site. They are hatched in a sandy colour identified as "K2" in the SEPP Map.

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The area of proposed Medium Density Band 2 (35 - 60 dw/ha max) in the south east corner of the site is located within a larger precinct of medium density (25-35 dw/ha) zoned land. This is illustrated in Figure 2.



> Figure 2: Location of Proposed Medium Density Band 2 (35 – 60 dw / ha) in Adopted Indicative Layout Plan /SEPP

1.2 Council Request for Further Information

Camden Council has requested further information that addresses the following matters.

- 1. Initial concerns are raised regarding the location of the increased density to 35-60 dw/ha within the eastern portion of the site and whether there is sufficient amenity to support the proposed level of density. Can you please provide some further justification within the Planning Proposal report including some benchmarking with areas of similar density; and
- 2. Examples of expected built form outcomes within the proposed 35-60 dw/ha should be provided.

This addendum report addresses the two matters.

1.3 Summary of Purpose of the Proposed Density Change

As described in the Planning Proposal, the current pattern of densities is highlighted in the SEPP density map (left image) in **Figure 1** includes a large expanse of "upper" Low Density Band 1 (20 - 25 dw/ha) area extending through the western part of the site (annotated as "Q2" in the SEPP Map).

This application of such a large uniform higher density control in this location has a number of implications for the objectives of the rezoning of the precinct:

1. Maximisation of the Low Density Band 1 control of 20 to 25 dwellings per hectare NDA will effectively result in a medium density outcome of 25 dw/ha across 45% of the dwellings in the site;

- 2. This, together with a further 25% of the site with a 25 35 dw/ha density control, will result in 70% of the dwellings within the site being of essentially a medium density (25 35 dw/ha) dwelling type. This dwelling form is predominantly comprised of small /narrow lot terrace / townhouse or duplex dwellings form. This large dense concentration of dwellings within the site will visually dominate and determine the built form, streetscape and townscape character of the site and minimise the diversity of the housing within the site;
- 3. The location of the density type in the western part of the site will be distant from public transport, the K-12 school and retail and community facilities within the future local centre in Maryland to the south; and
- 4. This concentration will establish a broad sweep of effectively medium density built form adjoining and to the north of Birling 1812 and in the peripheral and rear view of the ILP view corridor of Birling 1812 from Maryland to the south, impacting on the heritage values of Birling and Maryland further afield that the planning vision for the Lowes Creek Maryland Precinct seeks to preserve and enhance.

The proposed Amended ILP improves the housing diversity offered by the site and reduces the dominance and environmental impact of the current 70% of housing in the medium density (25- 35 dw/ha) dwelling range. The change in housing diversity supported by the Amended ILP is illustrated in **Table 1** below.

	Existing IL	.P	Proposed Amen	nded ILP
Density Band	Max Dwelling No.	%	Max Dwelling No.	%
Environmental Living (max 10 dw/ha)	16	1	16	1
Low Density Band 1 (10 to 20 dw/ha)	630	30	1,149	55
Low Density Band 2 (20 to 25 dw/ha)	937	45	321	15
Medium Density Band 1 (25 to 35 dw/ha)	515	25	402	19
Medium Density Band 2 (35 to 60 dw/ha)	0	0	206	10
Total	2,098	100	2,094	100

> Table 1: Comparison of Dwelling Diversity in Site in Adopted and Proposed Amended ILP and SEPP Density Controls

The diversity of housing is improved across the whole site as:

- The dominance of the medium density housing density of 25 35 dw/ha is reduced from 70% to 34%;
- The proportion of lower density housing (10 20 dw/ha) increases from 30% to 55%; and
- A new dwelling density type is introduced (35 60 dw/ha) that comprises 10% of dwellings.

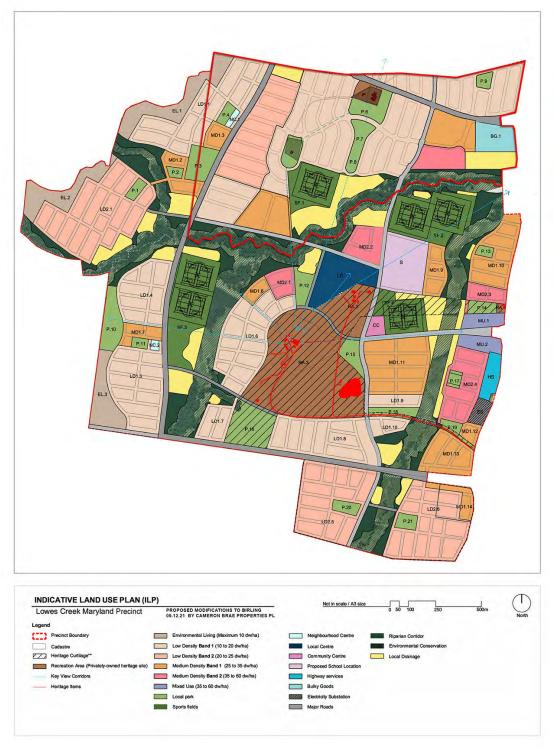
The broader range of dwelling types that are offered by the proposed amendment may also improve housing affordability by increasing dwelling choice offering a more expansive range of price points for families and households in Camden. In particular, the potential introduction of apartment type dwellings in the 35 to 60 dw/ha zoning may also provide cost effective opportunities for single person households, communal (e.g. rental) households and households seeking downsizing or 'aging-in-place' dwelling types.

It is important to note that the proposed amendments to dwelling type and proportion do not:

- Seek to reduce the provision of open space, notwithstanding the change in dwelling type may reduce the formulaic demand for open space; and
- Reduce or increase the overall maximum dwelling yield within the site which, in the proposed amended ILP is essentially the same as the current ILP (2,094 dwellings proposed versus 2,098 dwellings current).

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The proposed amendments are presented in an amended ILP in Figure 3 below.



> Figure 3: Proposed Amended ILP for Birling (red boundary) shown in adopted Lowes Creek Maryland ILP

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2.0 : Concept Master Plan of Site

2.1 Site Plan

To address the questions an architectural concept master plan has been prepared for the proposed 35 - 60 dw density part of the site. It illustrates the potential form of development that may be achievable in accordance with the proposed maximum 60 dw development density control. The master plan is presented in the images below and described in more detail in the following parts of this paper.



> Figure 4: Location of Concept Master Plan for 35 - 60 dw/ha part of site



> Figure 5: Site Plan for 35 – 60 dw/ha part of site

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The site plan in **Figure 5** presents the following:

- Two/three story terraces addressing the northern frontage of the site. The terraces will match and form a transition between the site and the medium density sites to the north (that will be predominantly comprise a terrace / townhouse built form as a result of its 25 35 dw / ha density control). The terraces have a minimum frontage (lot width) of 6.0 metres to accommodate a double garage with level 1 room / granny flat ('Fonzie flat');
- Seven apartment buildings with a height ranging from 2 to 4 levels. The average size of the apartments in the plan is 90 sqm. In reality it would comprise a mix of 1, 2 or 3 bedroom dwellings;
- An internal landscaped local lane anchored by communal open space and recreation facilities that would form the principle access to the dwellings. Attention to landscaping, detailed building design and the requirements for recessed garage doors, secondary entrances and balconies to the above garage granny flats / rooms will establish a distinctive high quality 'mews' style streetscape character for the lane that will mitigate the visual impact of the garages and contribute to activation of the space;
- Capitalisation in the site plan of extensive outlook and views to surrounding internal and external roads, the Lowes Creek Riparian Corridor and the large drainage basins; and
- Pedestrian links to local convenience retail, bus stops on the adjoining collector road and the Northern Road and to the shopping centre, K- 12 school and recreation / community facilities in Maryland to the south.

2.2 Built Form

The massing and scale of the built form proposed within the Concept Master Plan is illustrated in Figure 6 below.



> Figure 6: Axonometric (3D) Concept Master Plan for 35 – 60 dw/ha part of site

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2.3 Height, Separation and Setbacks

All Proposed heights are below the maximum permissible height of 12 metres and will remain below the tree canopy height established by the existing retained vegetation in the Lowes Creek riparian corridor. This is illustrated in **Figure 7**.

The image also presents possible setback and separation distances between buildings (drawn to scale). The extents demonstrate that the site can be developed to the density proposed in a manner that meets and can exceed the suggested separation and setback distances in Parts 2F and 2G of the ADG (which, for apartments up to four storeys, are 12 metres between balconies, 9 metres between habitable and non habitable rooms and 6 metres between non habitable rooms).



> Figure 6: Proposed Building Heights, Separation and Setbacks. All proposed heights are below the maximum permissible height of 12 metres and the established tree canopy crown in Lowes Creek (inset image)

2.4 Development Yield

The potential yield in the Concept Master Plan in the images above is presented in **Table 2** on the following page and comprises:

- 206 dwellings total (i.e. the maximum proposed density control of 60 dw / ha);
- 28 x two / three story terraces addressing the northern frontage of the site;
- 178 apartment type dwellings in seven buildings with a height ranging from 2 to 4 levels with an average of seven apartments on each level across all apartment buildings.

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			Levels		
Building	1	2	3	4	Total
Terrace A		8			8
Terrace B		8			8
Terrace C		12			12
Apt 1	7	7	7	7	28
Apt 2	7	7	7	7	28
Apt 3	7	7	7	7	28
Apt 4	7	7	7	7	28
Apt 5	7	7	7	7	28
Apt 6	7	7	7	7	28
Apt 7	5	5			10
Total					206

> Table 2: Development Yield based on proposed dwelling typologies and site planning in Concept Master Plan

2.5 Urban Design and Approach to Amenity

The approach to the urban design of the site seeks to achieve two goals:

- 1. The potential to ensure that a high level of amenity is secured *internally* within the site. That is, the proposed site of the increased density is capable of supporting the increased density, both in terms of its physical characteristics and location, and in terms of achieving commonly accepted planning amenity objectives and planning controls; and
- 2. The potential for the proposed increase in density to maintain expected levels of amenity *external* to the site. That is, the context of the proposed site (surrounding development, environment and public and private places i.e. the amenity external to the site) is not impacted by the proposed increase in density.

The Concept Master Plan seeks to create a unique, landmark 'urban village' type character ultimately comprising apartments and terraces that are fully integrated with the surrounding lower density suburban fabric and most importantly enhances and contributes to the lifestyle, sense of place and community well being of it's context.

It is supported by attention to the following matters illustrated in Figure 7 on the following page:

Landscape and Public places

The master plan generates a layout that extends from its suburban context to create a strong and distinctive eastwest axis vehicle and pedestrian link. The mid-site street is connected and fully accessible to the public. A sequence and pattern of communal spaces and places has been created along it reminiscent of the traditions that distinguished a traditional village.

Streetscape

An essential principal has been to establish a fully integrated interface between Lowes Creek, the internal street and the residential activity. Street level front doors of buildings address the street and the design articulates the division of public and private realm in a manner that distinguishes traditional village type residential environments.

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Attachment 8



> Figure 7: Urban Design Principles and Amenity Approach

Pedestrian and Vehicle Access

Dwellings are generally accessible from the internal street ensuring a low use low speed pathway that may permit shared pedestrian/vehicle zones if supported.

Furthermore in terms of public realm, the development, rather than turning its back on the internal and external streets and the Lowes Creek riparian corridor, seeks to be an extension of these spaces to establish a vibrant village character that is generated by providing significant, connected 'flowing' linkages with the master plan 'inviting' the streets and spaces into the development through legible, attractive and comfortable pedestrian laneways. Therefore rather than predictably creating a 'walled' community (which so often characterises this density of residential development) the development seeks to be not only a good neighbour, but also be part of and contribute to the vibrancy, vitality and character of this part of the Lowes Creek Maryland Precinct.

Dwelling Mix

Development within the site is proposed to comprise a wide range of sensitively located dwelling types including terraces and apartments creating substantial housing diversity which responds to the wide socio economic characteristics of the market. This creates opportunities for the development of a balanced community within the site, contributing to the surrounding area and the well being of the resident population.

3.0 Is There Sufficient Amenity to Support the Change in Density?

3.1 Approach

A useful start to the response to this question is to adopt the definition of 'amenity" as that presented in Schedule 1 of State Environmental Planning Policy (SEPP) No. 65 – Design Quality of Residential Apartment Development.

The response then proceeds to address the second part of the question "*include some benchmarking with areas of similar density*"

The definition of 'amenity' is defined in SEPP No. 65 as:

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The following criteria / measures, derived from the definition above, are discussed:

- 1. Appropriate room dimensions and shapes;
- 2. Access to sunlight;
- 3. Access to natural ventilation;
- 4. Outlook;
- 5. Visual and acoustic privacy;
- 6. Storage;
- 7. Indoor and outdoor space;
- 8. Efficient layouts and service areas; and
- 9. Ease of access for all age groups and degrees of mobility.

3.2 Appropriate Room Dimensions and Shapes.

The Concept Master Plan has adopted, for the purpose of this site planning exercise, a common unit size of 90 sqm internal space. The Concept Master Plan demonstrates that site planning can achieve room dimensions and shapes that exceed those commonly adopted in similar developments with significant site area to spare available for detailed design flexibility in the future.

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This configuration allows significant design development in the final built outcome as it satisfies and exceeds the minimum apartments size range in Part 4D of the Apartment Design Guide (the ADG) that accompanies SEPP No.65. Part 4D specifies a minimum apartment size of 35 to 90 sqm for studio to 3 bedroom apartments. Refer to the extract from the ADG in **Figure 8** below. In reality, the detailed design of the development would be expected to offer a mix of 1, 2 and 3 bedroom apartments.

However, at this early stage of the process the Concept Master plan demonstrates that even by adopting as a 'base case' a universal maximum apartment size of 3 bedrooms, site planning illustrates that these generous areas within the site will still achieve this objective. That is, the density is not crowded into the site such that minimum apartment size ADG standards cannot be achieved and easily exceeded.



> Figure 8: ADG Apartment Configuration. The Concept Master plan adopts 90 sqm (3 bedroom minimum) as the standard unit size for site planning purposes.

3.3 Access to Sunlight

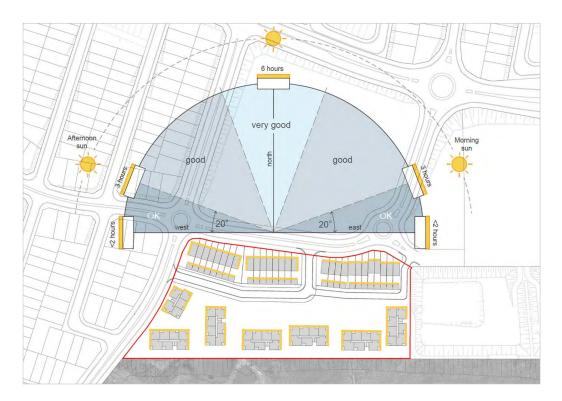
Application of the AGD Sunlight Guidance Diagram (Figure 4A.1 in the ADG) to the Concept Master Plan is illustrated in Figure 9 below.

The exercise demonstrates that the maximum dwelling capacity can be achieved within the proposed building heights (which are as adopted and not requested to be changed as illustrated in **Figure 6** earlier) whilst simultaneously attaining good solar orientation that ensures that the majority of dwellings within the site have the opportunity to enjoy good access to sunlight that meets ADG criteria and commonly accepted expectations.

Figure 9 illustrates that, in the Concept Master Plan, only 18 dwellings of the 206 shown are south facing and have no window or balcony with access to north, east or west sunlight. This represents 9%, which exceeds the ADG Objective 4A-1 of no more than 15%.

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Notwithstanding this, it is likely that more detailed and innovative architectural design at the development application stage should be able to improve this measure further given the flexibility for innovative design built into the site planning.



> Figure 9: Solar Access (based on mid winter, 21 June, ADG Figure 4A.1)

3.4 Access to Natural Ventilation

The site planning presented in the Concept Master Plan demonstrates that this site can be developed with good access to natural ventilation; For example:

- 28 dwellings (14%) are dual frontage terrace houses, that enjoy simple cross flow ventilation; and
- There is a large number of corner apartments, given the small footprint of apartment buildings (i.e. 5 of the seven apartments per level (71%) have corner configurations), which assists cross flow ventilation giving confidence that detailed design will meet, if not easily exceed, the ADG Objective 4B-3 of at least 60% of apartments being able to be naturally cross ventilated.

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3.5 Outlook

The Concept Master plan capitalises on the context of the site established by the existing adopted ILP. **Figure 10** demonstrates that the development of the site to the proposed maximum 60 dwellings per hectare enjoys good outlook as:

- The terraces face the street and will enjoy a busy urban 'local street' streetscape comprising street trees and footpaths. It will provide an attractive and pleasant experience for households;
- All apartments enjoy separation from other apartments by setbacks that exceed ADG minimums;
- The majority of apartments will enjoy uninterrupted and unobscured views to streets, the drainage basin or Lowes Creek Trees;
- Apartments that only have an internal (i.e. within site outlook) will also enjoy views to generously landscaped separation between buildings; and
- As all buildings are not proposed to exceed the current 12 metre height lint in the SEPP, elevated perpetual views to the sky and tree canopies particularly to those within Lowes Creek will not be obscured.



> Figure 10: Potential landscape Quality of Outlook from dwellings

3.6 Visual and Acoustic Privacy

The separation between buildings in the Concept Master Plan demonstrates at that windows and private open spaces can enjoy a high level of visual and acoustic privacy on account of:

- All separation distances between apartment buildings potentially exceeding ADG dimensions;
- Terraces are located and configured to maximise outlook to the street and rear where street trees and building separation can facilitate high levels of visual and acoustic privacy; and
- Apartment buildings are configured so that a substantially large number of units may enjoy uninterrupted privacy with no overlooking due to their outlook to green areas or streets.

3.7 Storage

The Concept Master Plan does not address storage, as this is a matter for any future development application. However the low site coverage and potentially large average apartment size of the units demonstrate that all dwellings in the site will be able to be provided with appropriate storage to facilitate a level of amenity for households.

3.8 Indoor and Outdoor Spaces

The low site coverage and high proportion of deep soil planting areas in **Figure 10** Illustrate the potential quality of indoor and outdoor spaces within the site.

3.9 Efficient Layouts and Service Areas

Each apartment building does not exceed the maximum number of apartments serviced by each level 's per lift rise / service corridor required by the ADG (being 8 per level).

The internal (potentially private) road ensures that service areas (loading / unloading, visitor parking, and bin storage) can be conveniently accessible to a wide range of vehicles. Location and access can also be easy to understand (i.e. -legible - not difficult or confusing to find) without needing to be in a visually or functionally adverse position that may affect the aesthetics and amenity of the development.

3.10 Ease of Access for all Age Groups and Degrees of Mobility

The Concept Master Plan does not address this amenity measure from a detailed building design perspective as compliance with building design codes would be addressed in any future development application.

However at a broader scale the site offers a high level of access for all age groups. This is illustrated in **Figure 11** and comprises:

- Access into the site is clear, convenient, legible and easy to find as it forms an integral part of the grid
 pattern road network in the locality. There are multiple access points and obvious connections to the
 adjoining collector and sub arterial road network, as well as Lowes Creek, adjoining convenience retail and
 the education, recreation, community and retail services in the Maryland project to the south;
- Access to neighbouring retail and commercial facilities and services is good. Small scale local convenience
 facilities will be available in the Bulky Goods precinct immediately to the east of the site (all within 400
 metres walking distance); while the Future Maryland shopping centre will be approximately 700 metres
 walking distance to the south, accessible by dual use path and bus based passed public transport;
- Convenient access to bus based public transport and dual use cycle and pedestrian paths is enjoyed from adjoining roads and open spaces. The site will adjoin a future bus stop located directly on its north-south collector road frontage;
- K-12 education facilities will be available within 600 metres direct walking distance; and similarly
- Access to passive and active recreation facilities is within 400 metres walking distance.

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Attachment 8



> Figure 11: Access to Amenities and Activities in the ILP, Public Transport Services (Blue Dotted Line) and the Dual Use Pedestrian/Cycle Network (Orange Dotted Line)

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4.0 Benchmarking Examples

4.1 Illustrative Examples

Illustrations of the elements of the potential built form (4 storey low rise apartments, terraces and rear lane mews homes' environments) are presented below.



> Figure 12: Views of Possible 4 Storey Apartment Buildings Intended (and Sought) for the Site.

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Attachment 8



> Figure 13: Views of Proposed Approach to Terrace Design (i.e. façade articulation, use of colour, recessed openings and doors, variety in roof form, balconies, avoidance of blank walls and front setback territoriality).

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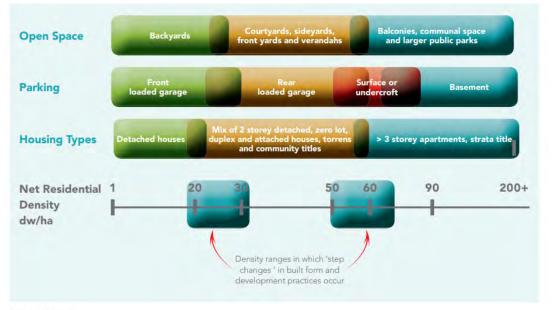


> Figure 13: Views of Proposed Approach to Mews Laneways (i.e. façade articulation, use of colour, recessed garage doors, variety in roof form and building height, building entries, Fonzie flats, major windows and balconies for overlooking, robust landscaping, lighting, use of different entry threshold and pavement materials and avoidance of blank walls and monotonous facades / garage doors).

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4.2 Planning Examples

Examples of planning studies examining similar densities that confirm / reiterate the expected built form character of the density outcome are presented on the following pages.



Rules of thumb

Reference Chart | Net residential density



> Figure 14: From Landcom, 2014, Residential Density Guide for Landcom Project Teams

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3.3 Higher density does not always equal higher buildings

While it is true that higher buildings often result in increased net residential densities, the same result can be achieved with different housing types. This is because factors other than height (such as site coverage) also influence net residential density.

The correlation between density and site coverage is best illustrated at net residential densities of 40-60 dwellings per ha.

Traditional Victorian terraces in Paddington achieve a net residential density of around

Sódw/ha This is similar to three storey blockedge apartments. This is because, while the dwelling arrangement is different, site coverage and built form is very similar (attached two to three storey housing built to the boundary).

If the site coverage is reduced, more height is needed to achieve the same net residential density. So, a five-storey apartment building within generous landscaped areas and including recreation facilities, surface visitor parking and driveways, can also yield the same netresidential density as terraces.



Height is not necessarily the same as density I Three different building types – terrace, urban apartment and suburban apartment - can result in approximately the same net residential dansity, depending on site coverage,

3.4 Higher net residential density does not always equal more people

Occupancy rates will vary for different residential building forms. Apartments usually have fewer occupants. This means that a higher net residential density does not always guarantee a higher population density.

The example on the next page demonstrates that if you had a 1ha site (made up of a 8,150m² development site plus a street component of 1,850m² and you planned to develop it with 45 two storey row-houses (each 5m wide) and 13 loft apartments above garages, this would yield a net residential density of 58dw/ha. At an occupancy rate of 2.36 people/row-house and 1.31 people/loft, this would result in a net residential density of 123 people/ha.

The same site could be developed with 54 apartments in three storey buildings and would yield a higher net residential density of 54dw/ha. But because the occupancy rate for apartments is lower (1.93 people per apartment), the net population density would remain at 123 people/ha.

In this case, a higher density development would house the same overall number of people.

> Figure 15: From Landcom, 2014, Residential Density Guide for Landcom Project Teams

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Attachment 8



3.5 The same building type can yield different net residential densities

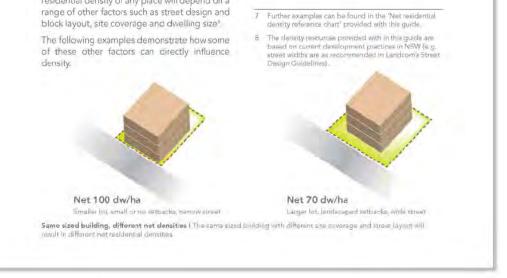
varying

You can apply a shorthand approach to understanding density by grouping different housing forms into types, each of which has an approximate net residential density. For example, a detached house on a 15m wide lot normally equates to a net residential density of around 15dw/ha².

However, rules of thumb will only be useful if they relate to local development controls and conventions. This is because the measured net residential density of any place will depend on a range of other factors such as street design and block layout, site coverage and dwelling size⁶.

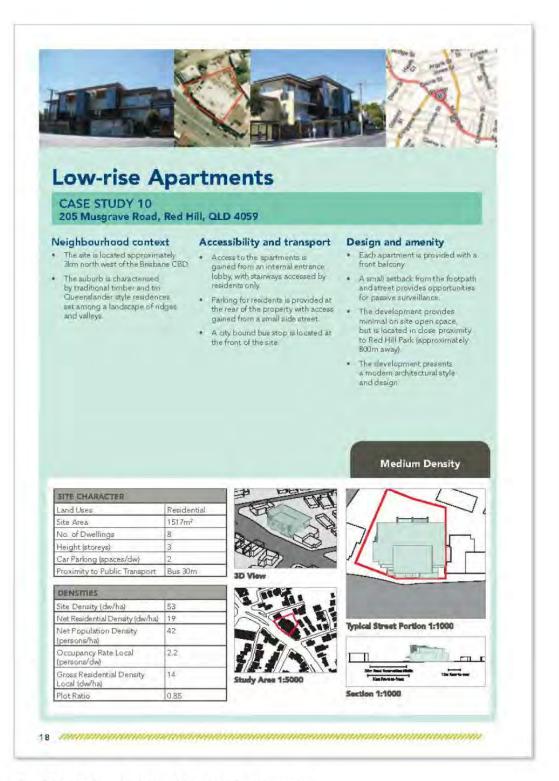
The higher the site coverage, the higher the net residential density.

A three storey apartment building on a large site (one which includes extensive landscaped setbacks, surface parking and common open space) can yield a net residential density of 70dw/ha. But the same building form and height located on a smaller inner-urban site (one which has no setbacks) could yield up to 100dw/ha.



> Figure 16: From Landcom, 2014, Residential Density Guide for Landcom Project Teams

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> Figure 17: From Brisbane City Council, 2011, Residential Form Handbook

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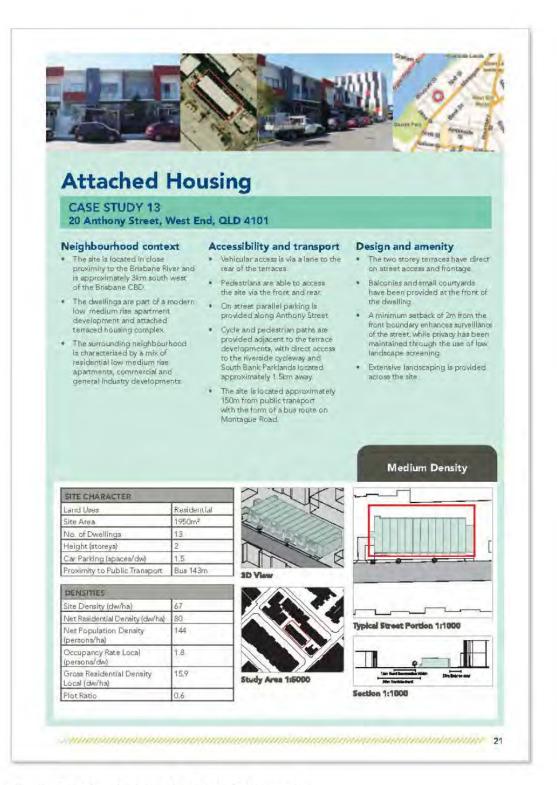
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Low-rise A	pari	ments		
CASE STUDY 12				
11 Promenade Avenu	ie, Robin	a QLD 4226		
		ccessibility and transport The site is highly accessible to	Design and amenity Each apartment is provided with 	
14km from Surfers Paradise on the Gold Coast.		public transport with bus and train services located within 400m	a balcony and a communal public space area provided in an area	
The four storey low rise build		of Robina.	bordering the lake	
comprises several one to thr bedroom apartments and ha		Basement parking is provided for each dwelling and on street	 High quality landscaping is provided throughout the site. 	
frontage to Lake Lido. The surrounding neighbourh	and a	parking is available due to adequate road widths		
comprises a mix of modern t	ewio •			
storey villas and townhouses				
		As a connecting side street, vehicular speeds on Promenade Avenue are generally low and		
		vehicular speeds on Promenade		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general		
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
SITE CHARACTER		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses	Residential	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses Site Area		vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses	Residential 2816m ²	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses Site Area No. of Dwellings	Residential 2816m² 18	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses Site Area No. of Dwellings Height (storeys)	Residential 2816m ² 18 3.4 1.7 Bus 300m,	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general	Medium Density	
Land Uses Site Area No: of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport	Residential 2816m ² 18 3 4 1.7	vehicular speeds on Promenade Avenue are generally low and aafety is facilitated by a general absence of through traffic.	Medium Density	
Land Uses Site Area No: of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES	Residential 2816m ² 18 3.4 1.7 Bus 300m,	vehicular speeds on Promenade Avenue are generally low and aafety is facilitated by a general absence of through traffic.	Medium Density	
Land Uses Site Area No: of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general absence of through traffic.		
Land Uses Site Area No. of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES Site Density (dw/ha) Net Residential Density (dw/ha) Net Population Density	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m 64	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general absence of through traffic.	Medium Density	
Land Uses Site Area No. of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES Site Density (dw/ha) Net Residential Density (dw/ha) Net Residential Density (dw/ha) Net Population Density (persons/ha)	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m 64 26 62	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general absence of through traffic.		
Land Uses Site Area No. of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES Site Density (dw/ha) Net Residential Density (dw/ha) Net Residential Density (dw/ha) Net Population Density (persons/ha) Occupancy Rate Local (persons/dw)	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m 64 26 62 2.4	vehicular speeds on Promenade Avenue are generally low and aafety is facilitated by a general absence of through traffic.	Typical Street Portion 1:1000	
Land Uses Site Area No. of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES Site Density (dw/ha) Net Residential Density (dw/ha) Net Population Density (persons/ha) Occupancy Rate Local	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m 64 26 62	vehicular speeds on Promenade Avenue are generally low and safety is facilitated by a general absence of through traffic.	Typical Street Portion 1:1000	
Land Uses Site Area No: of Dwellings Height (storeys) Car Parking (spaces/dw) Proximity to Public Transport DENSITIES Site Density (dw/ha) Net Residential Density (dw/ha) Net Population Density (persons/ha) Occupancy Rate Local (persons/dw) Gross Residential Density	Residential 2816m ² 18 3 4 1.7 Bus 300m, Train 375m 64 26 62 2.4	vehicular speeds on Promenade Avenue are generally low and aafety is facilitated by a general absence of through traffic.	Typical Street Portion 1:1000	

> Figure 18: From Brisbane City Council, 2011, Residential Form Handbook

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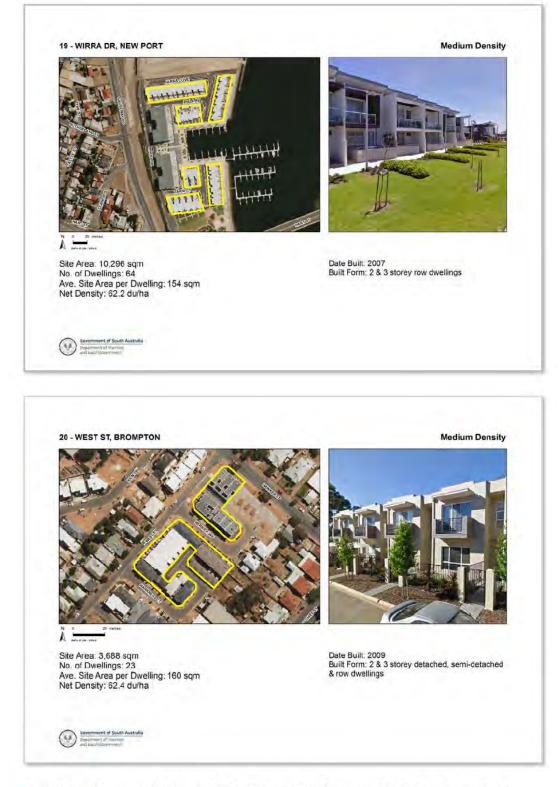


> Figure 19: From Brisbane City Council, 2011, Residential Form Handbook

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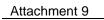
Attachment 8

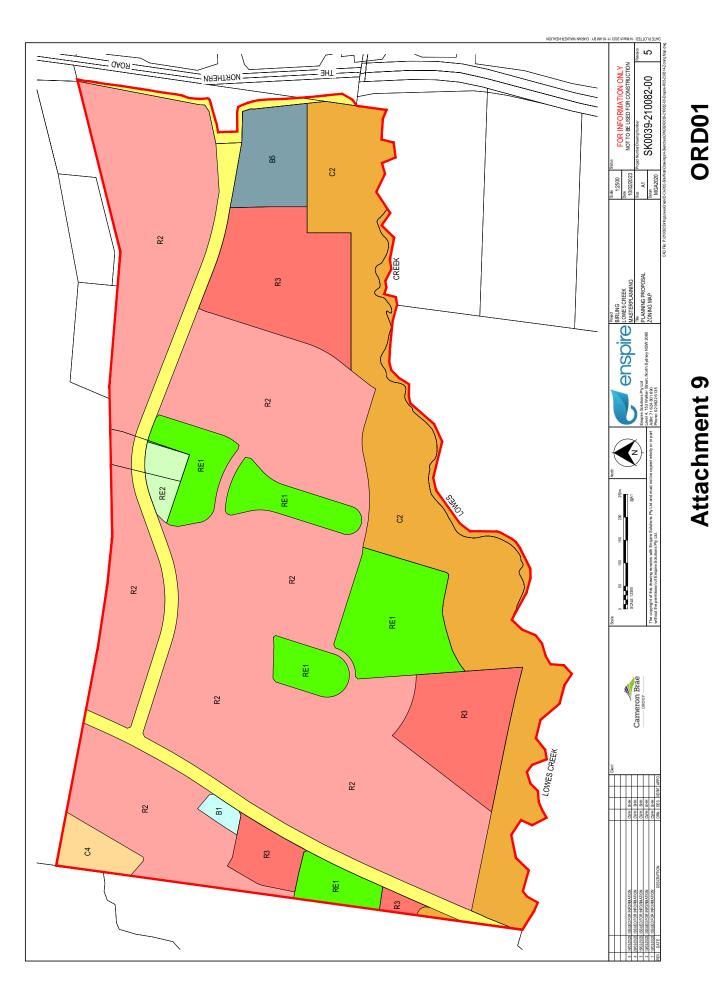
ORD01

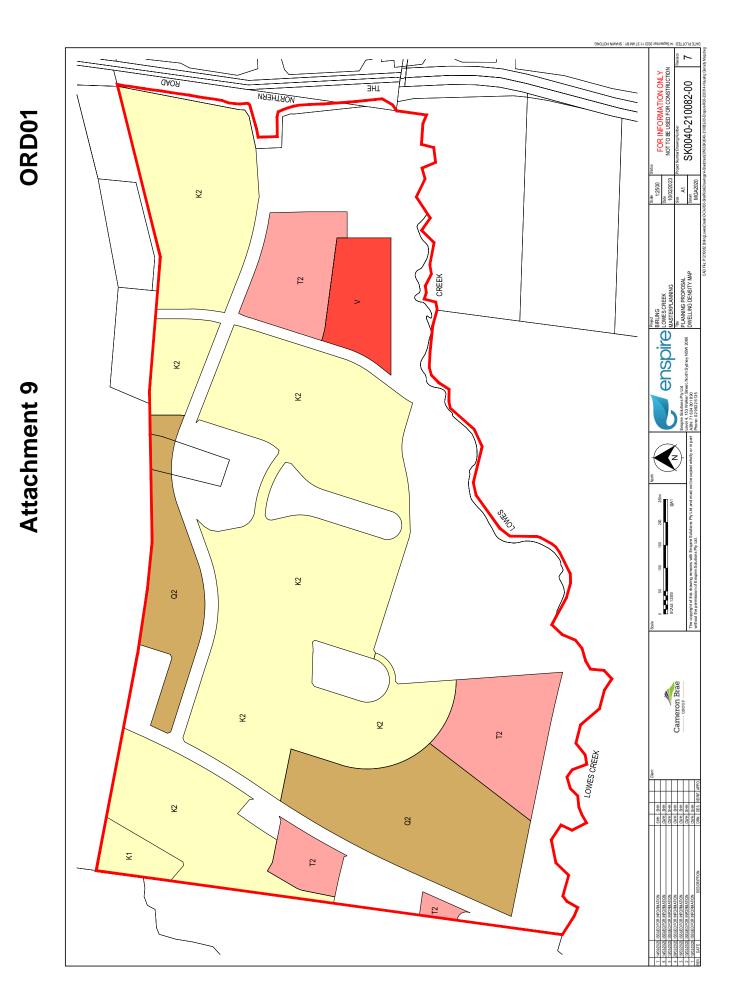


> Figure 20: From Government of South Australia Dept of Planning & Local Government, 2011, Understanding Residential Densities: A Pictorial Handbook of Adelaide Examples

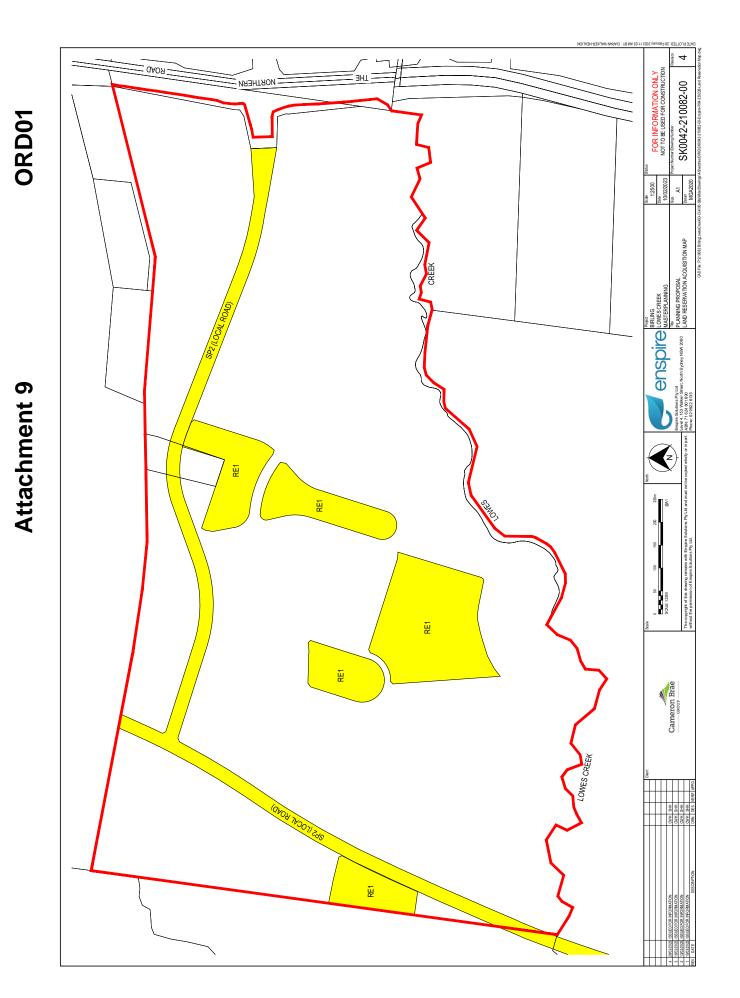
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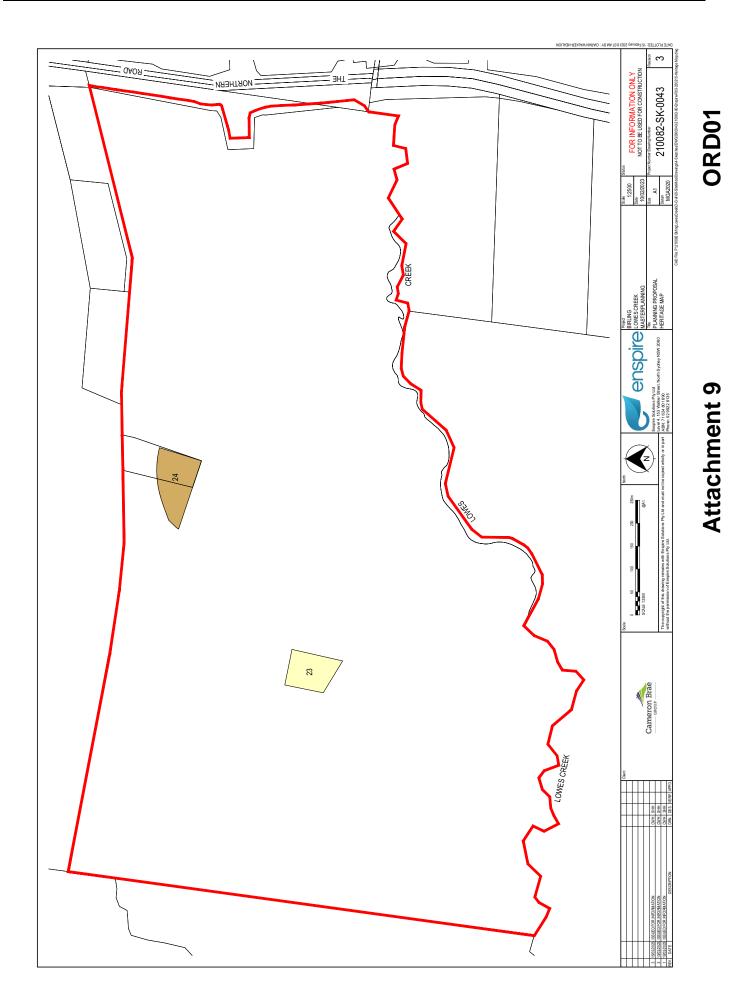


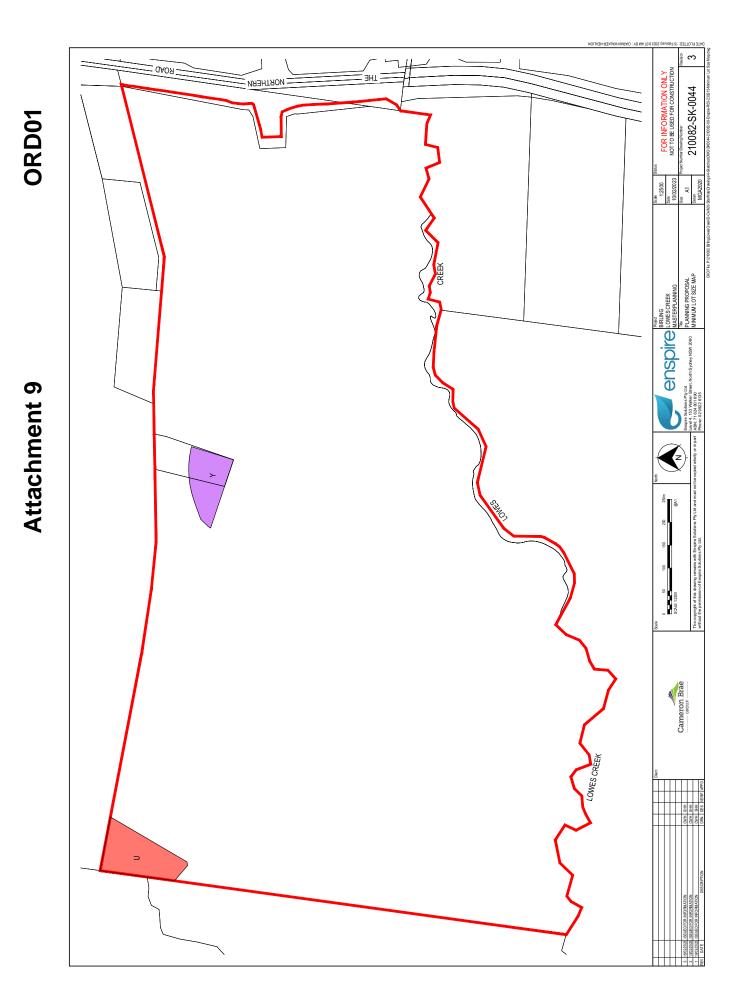


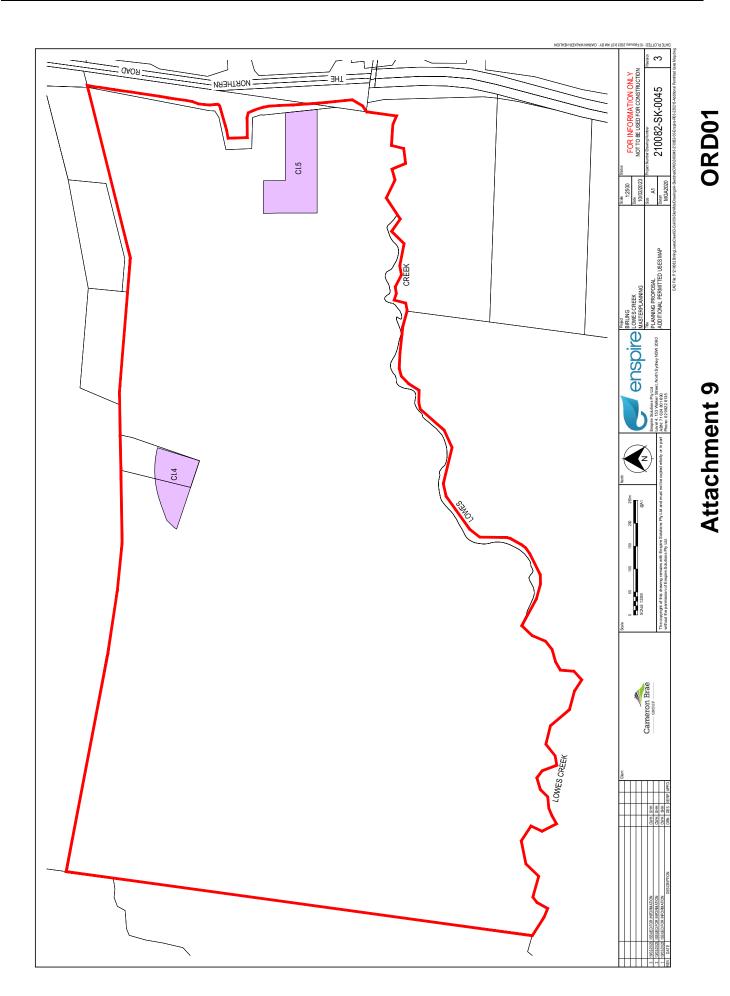












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Assessment Against Key Strategic Documents

Greater Sydney Region Plan

The Greater Sydney Region Plan (the Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change in the context of economic, social and environmental matters.

The proposal is consistent with the relevant Directions and Objectives of the Plan as summarised in **Table 1**.

	-	
Greater Sydney Region Plan - Direction	objective	Officer Comment
Direction 3 - Infrastructure & Collaboration	Objective 1: Infrastructure supports the three cities	The Planning Proposal will provide for local infrastructure which will support the Western City District.
		Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional pressure on servicing requirements.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional servicing requirements.
	Objective 3: Infrastructure adapts to meet future needs	The proposal will facilitate a variety of transport options adaptable to changing future needs.
	Objective 4: Infrastructure use is optimised	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional pressure on servicing requirements.
		Upgrades to The Northern Road have assisted in promoting access to the precinct and surrounding networks.

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Greater Sydney Region Pla	n	
- Direction	Objective	Officer Comment
	Objective 5: Benefits of growth realised by collaboration of governments, community, and business	The proposal will provide residential housing and greater diversity of housing options within the SWGA to meet future demand.
		The delivery of this housing would provide further justification for the committed infrastructure through the 'Western Sydney City Deal'.
Direction 4 - Liveability	Objective 6: Services and infrastructure meet communities' changing needs	The proposal provides sufficient social and community infrastructure to meet the demands of the future population across the entirety of the Lowes Creek Maryland Precinct. No changes to community and social infrastructure are proposed.
	Objective 7: Communities are healthy, resilient and socially connected	The proposal will provide opportunities for different forms of travel including pedestrian and cycling. Amendments to open space will enhance connectivity throughout the precinct.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	The proposal will ensure communities are culturally rich by enhancing connections to local heritage items throughout the precinct. Greater diversity in housing options will also assist in
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	facilitating diverse neighbourhoods. The proposal provides sufficient social and community infrastructure to meet the demands of the future population across the entirety of the Lowes Creek Maryland Precinct. No changes to community and social infrastructure are proposed.

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Greater Sydney Region	Plan	
- Direction	Objective	Officer Comment
	Objective 10: Greater housing supply	The proposal will contribute to providing greater housing supply and diversity within the South West Growth Area as part of the Lowes
	Objective 11: Housing is more diverse and affordable	Creek Maryland Precinct. The proposal includes amendments to increase housing diversity, which will provide more affordable housing options within the Lowes Creek Maryland Precinct.
	Objective 12: Great Places that bring people together	The proposal will ensure connectivity by enhancing connections to local heritage items throughout the precinct. Amendments to open space will enhance connectivity throughout the precinct.
	Objective 13: Environmental heritage is conserved and enhanced	No changes to community and social infrastructure provision are proposed. The proposal will enhance the protection of environmental heritage on the site including greater protection of Local Heritage Items and views to Maryland
<u>Direction 5</u> Productivity – A Well Connected City	Objective 14: A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30- minute cities	(State Item). 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 Connectivity is enhanced	The proposal will facilitate localised walkability and improve connectivity throughout the Lowes Creek Maryland Precinct.
		The road network provides opportunities for connectivity through to South Creek West Precinct 2 to the north

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Greater Sydney Region Pla	n	
- Direction	Objective	Officer Comment
		and connectivity to the Aerotropolis, Oran Park and Narellan 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 urban development to support the future Western Sydney Airport and Aerotropolis.
	Objective 23: Industrial and	The proposal retains employment land included in the rezoning of the Lowes Creek Maryland Precinct to support the economic activity of the Aerotropolis. The proposal retains bulky
	urban services land is planned, retained, and managed	goods land which was included in the rezoning of the Lowes Creek Maryland Precinct, and as such is considered consistent with this objective.
<u>Direction 6</u> Sustainability – A City in its Landscape	Objective 25: The coast and waterways are protected and healthier	The proposal is consistent with this objective as protection of Lowes Creek adjoining to the south is retained.
	Objective 26: A cool and green parkland city in the South Creek Corridor Objective 27: Biodiversity is Protected, Urban Bushland and Remnant Vegetation is enhanced.	The proposal is consistent with these objectives by providing, conserving, and rehabilitating the riparian corridors, and open space within the precinct.
	Objective 28: Scenic and cultural landscapes are protected.	The proposal is consistent with this objective by enhancing the existing heritage landscape and visual connections between the heritage items within the precinct.
	Objective 30: Urban Tree Canopy Cover is Increased	The proposal is consistent with this objective by relocating open space to

Greater Sydney Region Pla	an	
- Direction	Objective	Officer Comment
		allow for additional retention of vegetation.
	Objective 31: Public Open Space is accessible, protected and enhanced	The proposal includes enhancements to open space networks to ensure that open space is accessible, protected and enhanced.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	The Green Grid opportunities identified within the Region Plan do not identify land subject to the proposal.
		However, the proposed riparian corridors will assist in enhancing walking and cycling links for transport, leisure and recreational trips that connect to The
		Northern Road and through Lowes Creek Maryland and South Creek.

Table 1: Assessment against Greater Sydney Region Plan

Western City District Plan

The Western Sydney District Plan (the District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the District to improve its social, economic, and environmental assets.

The proposal is consistent with the relevant Planning Priorities and Actions of the District Plan as summarised in **Table 2**.

Western City District Plan Planning Priority	Officer Comment
Planning Priority W1 Planning for a city supported by infrastructure	The proposal is located within the Lowes Creek Maryland Precinct rezoned by DPE in July 2021.
	The site is accessed via The Northern Road with connections servicing to both Penrith and Liverpool LGAs, and access through to Narellan Road to Campbelltown.
	The site is also serviced by surrounding established social infrastructure including the Narellan Sports Complex, Oran Park and Harrington Park facilities.

Western City District Plan Planning Priority	Officer Comment
	Alongside these existing facilities, the draft ILP includes social and community infrastructure as provided in the Lowes Creek Maryland Precinct rezoning.
Planning Priority W2 Working through collaboration	The proposal is consistent with this priority. The Lowes Creek Maryland Precinct was rezoned through a collaborative process between proponents, landowners, Council and State Government Agencies.
	Council has undertaken initial notification of the Planning Proposal to adjoining landowners with no public submissions being received.
Planning Priority W3 Providing services and social infrastructure to meet people's changing needs	The proposal is consistent with this priority. The draft ILP does not proposed changes to the social and community infrastructure as provided in the Lowes Creek Maryland Precinct rezoning.
Planning Priority W4 Fostering healthy, creative, culturally rich, and socially connected communities	The proposal is consistent with this priority by enhancing open space connectivity throughout the site and Lowe Creek Maryland Precinct.
Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	The proposal is consistent with this priority by providing housing near Oran Park, the Aerotropolis and Narellan as provided within the original rezoning of the Lowes Creek Maryland Precinct.
	The proposal will provide an increase in diversity of housing options throughout the precinct through redistribution of density bands.
Planning Priority W6 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 and European Heritage through passive and active recreation spaces.
Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal ensures that surrounding roads, active transport and public transport are integrated into Lowes Creek Maryland and the surrounding locality.
	This includes facilitating sub-arterial road connections to The Northern Road and South Creek West Precincts 2 and 5 to the north and south.

Western City District Plan	
Western City District Plan Planning Priority	Officer Comment
<u>Planning Priority W12</u> Protecting and improving the health and enjoyment of the District's waterways	The proposal is consistent with the objectives by protecting and enhancing the identified riparian corridors within the original Lowes Creek Maryland Precinct.
Planning Priority W14 Protecting and enhancing bushland and biodiversity	The proposal is consistent with the objectives by protecting and enhancing the identified bushland and biodiversity within the original Lowes Creek Maryland Precinct. Amendments to Open Space will also provide additional opportunities to protect and enhance bushland.
Planning Priority W15 Increasing urban tree canopy cover and delivering Green Grid Connections	The proposal seeks to increase urban canopy through amendments to the open space network.
Planning Priority W16 Protecting and enhancing scenic and cultural landscapes	The proposal is consistent with this priority by enhancing the existing heritage landscape and visual connections between the heritage items within the precinct.
Planning Priority W18 Delivering high quality open space	The proposal is consistent with the priority as it seeks to improve open space connections throughout the precinct.

Table 2: Assessment against the Camden Local Strategic Planning Statement

South West Growth Area Structure Plan and Guidelines

In December 2022, the NSW Department of Planning and Environment (DPE) released an updated Structure Plan for the Growth Area with a supporting Guideline and s9.1 Ministerial Direction. The update was required as several significant changes have occurred in time including a boundary adjustment due to the Aerotropolis, transport corridors, State Heritage Items being listed, and green connectivity.

By 2040, it is anticipated that the SWGA will be a thriving and greener place while providing improved housing choice, accessibility to shops and school as well as various transport options to connect to surrounding areas.

The proposal is consistent with the relevant principles and objectives of the SWGA Structure Plan and Guidelines as summarised in **Table 3**.

Principle and Theme	Consistency
Starting with Country	
Understanding of Cultural Values	The proposal is consistent with the Aboriginal Cultural Heritage Assessment and objectives of the July 2021 rezoning of the Lowes Creek Maryland Precinct.

Principle and Theme	Consistency	
Masterplanning	The proposal is consistent with the Aboriginal Cultural Heritage Assessment and objectives of the July 2021 rezoning of the Lowes Creek Maryland Precinct.	
	The proposal seeks to enhance cultural connections and connections to local and State heritage items through amendments to the open space network and road layout.	
	Riparian corridors will be protected as identified in the original Lowes Creek Maryland Precinct rezoning.	
Future Community outcomes	The proposal will facilitate greater community connection through amendments to the open space network and road layout.	
Deliver housing supply and	d choice	
Housing Supply	The draft planning proposal addresses housing supply in accordance with the District Plan, LSPS and LHS. The proposal includes the redistribution of residential density across the site to provide additional housing diversity.	
Housing Affordability	The draft planning proposal will provide additional housing diversity through the redistribution of density bands across the site.	
Provide opportunities for je	obs closer to home	
Local and Neighbourhood Centres	The draft planning proposal does not propose any amendments to Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.	
Deliver high quality public	open space	
Overall open space	The draft Planning Proposal does not include a reduction in open space from the original Lowes Creek Maryland	
Local Parks	Precinct rezoning and provides sufficient open space for the	
District Parks	future community.	
Sports Fields		
Sports courts/multicourts		
Improve riparian corridor and waterway health and biodiversity connectivity		
Improve riparian corridor a	nd waterway health and biodiversity connectivity	

Principle and Theme	Consistency	
Connectivity – Blue Green Grid	The Planning Proposal includes connectivity through the central open spine created by the proposed riparian corridor and both active and passive recreation opportunities. This provides regional connectivity to the blue and green grid including significant vegetation in the Lowes Creek Corridor.	
Be resilient to Climate Char	ige	
Tree Canopy Cover	The Planning Proposal will enhance tree canopy cover through amendments to open space and the local road network.	
Plan for connected communities		
Local and Regional	The Planning Proposal is subject to the existing Lowes Creek Maryland Contributions Plan and any future VPA or WIKA offers.	
Plan for Social Infrastructure		
Education Ambulance, Police and Fire and Rescue	The draft Planning Proposal does not include any change to the social infrastructure proposed in the original Lowes Creek Maryland Precinct rezoning and provides sufficient open space for the future community.	
Community Facilities		

 Table 3: Assessment against South West Growth Area Structure Plan and Guidelines

Camden Community Strategic Plan

Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The proposal is consistent with the relevant Strategic Directions and Objectives of the CSP as summarised in **Table 4.**

Community Strategic Plan Strategy	Officer Comment
Key Direction 1 - Liveable Strong and Integrated connections between our people and services.	The proposal will ensure connectivity by enhancing connections to local heritage items throughout the precinct.
 LB2 - Our public spaces and places are vibrant and accessible: LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate LB2.2 Enhance town centres and public spaces 	Amendments to open space will enhance connectivity throughout the precinct. No changes to community and social infrastructure provision are proposed.

Community Strategic Plan Strategy • • LB2.3 Identify and maintain city	Officer Comment
heritage and culture	
Key Direction 2 - Prosperous Advancing local economic opportunities and job creation.	The draft planning proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek
 P2 - Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment: P2.1 Strengthen education, training and career pathways 	Maryland Precinct rezoning.
Key Direction 3 – Balanced	The proposal will ensure connectivity by enhancing connections to local heritage
Providing sustainable and responsible solutions that enhance our heritage and	items throughout the precinct.
natural environment.	Amendments to open space will enhance connectivity throughout the precinct.

 Table 4: Assessment against Community Strategic Plan

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden LGA would change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant Themes, Local Priorities and Objectives of the LSPS as summarised in **Table 5**.

Camden Local Strategic Planning Statement		
Theme	Local Priority	Officer Comment
Infrastructure and Collaboration	Priority 1: Aligning Infrastructure Delivery with growth	Infrastructure delivery was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional pressure on servicing requirements as there is no increase in dwelling yields.
	Priority 2: Connecting Camden through integrated transport solutions	The proposal will provide opportunities for different forms of travel including pedestrian and cycling. Amendments to open space and road networks will enhance connectivity throughout the precinct.
	Priority 3: Planning for the delivery of the North South Rail and South West Rail Link Extension	The Lowes Creek Maryland Precinct provides sub-arterial road connections to The Northern Road which will provide

Comdon Local	Strategic Planning Statemen	•
Theme	Local Priority	Officer Comment
		direct access for future residents to the North South Rail line.
	Priority 4: Working in partnership to deliver a more liveable, productive, and sustainable Camden	The proposal is consistent with this priority. The Lowes Creek Maryland Precinct was rezoned through a collaborative process between proponents, landowners, Council and State Government Agencies.
		Council has undertaken initial notification of the Planning Proposal to adjoining landowners with no public submissions being received.
		The proposal will provide liveability, productivity and sustainability outcomes through amendments to the open space and road networks.
Liveability	Priority 1: Providing housing choice and affordability for Camden's growing and changing population	The proposal includes amendments to the distribution of density across the site, creating greater opportunities for increasing housing diversity.
Productivity	Priority 1: Increasing the quantity and diversity of local jobs and improving access to jobs across the Western City District Priority 2: Creating a network of successful centres	The draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Sustainability	Priority 1: Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	The proposal includes amendments to the open space network to increase connectivity and relationships with State and local heritage items.
	Priority 2: Protecting and enhancing the health of Camden's waterways and strengthening the role and prominence of the Nepean river	The proposal does not result in any impact on riparian corridors within the Lowes Creek Maryland Precinct.
	Priority 6: Improving Camden's resilience to hazards and extreme weather events	The proposal will not affect the ability of the Lowes Creek Maryland Precinct to be resilient to hazards and extreme weather.

Table 5: Assessment against the Camden Local Strategic Planning Statement

Camden Local Housing Strategy

The Local Housing Strategy (LHS) sets out Council's vision for housing in the Camden Local Government Area (LGA) over the next 10 and 20 years. It draws on a body of evidence to create a set of housing priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The draft Planning Proposal does not provide an assessment against the LHS. Council officer's assessment of the proposal against the relevant objectives of the LHS is summarised in **Table 6.**

LHS	Officer Comment
Objective 1: There is sufficient planning capacity to meet forecast housing demand	The proposal contributes to Council's commitment to meet planning capacities for housing growth and demand, which will contribute to the 6-10 year housing target of 12,700 to 15,200 dwellings.
Objective 2: Precincts in the SWGA are planned and released to align with enabling infrastructure provision	Infrastructure servicing was committed to by agencies as part of the rezoning of the Lowes Creek Maryland Precinct in July 2021. The Planning Proposal does not create additional pressure on servicing requirements.
<i>Objective 3:</i> Housing is well-designed and environmentally sustainable	The proposal seeks to increase housing diversity through adjustments to distribution of density across the site.
Objective 4: Neighbourhood design supports healthy and connected communities that are better placed	Amendments to the open space network and local road network will facilitate improved open space connections and relationships with local and State heritage items.
Objective 5: Increase Camden LGA's green canopy cover and urban tree canopy	Amendments to the open space network and local road network will facilitate improved canopy cover in specific locations.
Objective 6: Housing density is strategically located to activate town centres, promote walkability, and optimise infrastructure	The proposal seeks to increase housing diversity through adjustments to distribution of density across the site to reflect areas of higher amenity and access to infrastructure.
Objective 9: The mix of housing types matches the changing needs and preferences of the community	The proposal seeks to increase housing diversity through adjustments to distribution of density across the site.

Table 6: Assessment against Local Housing Strategy

Camden Centres and Employment Strategy

The Centres and Employment Land Strategy (CELS) sets out Council's vision for centres and employment land in the Camden LGA over the next 20 year. It draws on a body of evidence to create a set of priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The draft Planning Proposal does not provide an assessment against the CELS. Council officer's assessment of the proposal against the relevant objectives of the CELS is summarised in **Table 7**.

CELS	Officer Comment
Direction 1: A network of successful, integrated, and attractive retail centres.	The draft planning proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Direction 2: A network of productive industrial and urban services land	The draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres as included in the original Lowes Creek Maryland Precinct rezoning.
Guiding Criteria for Planning Proposals	
 Proposed centres in greenfield areas should be established early in the development process. 	The draft Planning Proposal does not propose any amendments to Employment areas or Local and Neighbourhood Centres
2. Planning Proposals should demonstrate a net community benefit and contribute to vibrant centre activities.	as included in the original Lowes Creek Maryland Precinct rezoning.
 Planning Proposals for new centres should demonstrate maximised pedestrian, public transport and bicycle usage to and within the centre and minimise conflict with vehicles. 	
4. Planning Proposals should adopt environmental sustainability and Water Sensitive Urban Design (WSUD) principles.	

Table 7: Assessment against the Centres and Employment Land Strategy

State Environmental Planning Policies

The State Environmental Planning Policies (SEPPs) are 11 consolidated policies that set key rules and requirements for development across the State or specific to an LGA.

The draft Planning Proposal provides an assessment against the SEPPs.

Council officer's assessment of the proposal against the relevant SEPP is summarised in **Table 8**.

SEPPs	Officer Comment
SEPP (Biodiversity	The site is biodiversity certified under the Biodiversity Certification
and Conservation)	Act 2016. The proposal seeks to retain vegetation as identified in
2021	the original rezoning of the Lowes Creek Maryland Precinct.
SEPP (Building	Detailed compliance with the BASIX SEPP mandated levels of
Sustainability Index:	energy and water efficiency requirements will be demonstrated
BASIX) 2004	within all future DAs relating to residential uses on the site.

SEPPs	Officer Comment
SEPP (Exempt and	The provisions of the SEPP may be relevant for future developments on the site.
Complying	developments on the site.
Development Codes) 2008	
	Not applicable at this stars. Dravisians for affordable or diverse
SEPP (Housing) 2021	Not applicable at this stage. Provisions for affordable or diverse
	housing may be considered as part of the future residential
	subdivision and development of the site.
SEPP (Industry and	Not applicable at this stage. Compliance with the relevant
Employment) 2021	provisions in relation to advertising or signage will be considered
	at the DA stage.
SEPP No 65 – Design	Detailed compliance with the Apartment Design Guide and SEPP
Quality of Residential	65 will be demonstrated within any future DAs relating to
Apartment	residential flat buildings on the site
Development	
SEPP (Planning	The application of the Planning Systems SEPP is dependent on
Systems) 2021	the context of future development applications on the site.
	Specifically, development for the purposes of convention centres,
	exhibition centres and entertainment facilities with a CIV of more
	than \$30 million and development for other tourist related
	purposes with a CIV of more than \$100 million is identified as
	State Significant Development (SSD). Future applications will
	either be progressed through the DPIE SSD approval pathway if
	relevant, or alternatively through the Camden Council traditional
	approval pathway.
SEPP (Precincts –	Not applicable. The site is within the Western Parkland City.
Central River City)	
2021	
SEPP (Precincts –	Not applicable. The site is within the Western Parkland City.
Eastern Harbour City)	
2021	
SEPP (Precincts –	Not applicable. The site is not identified as a State Significant
Regional) 2021	Precinct.
SEPP (Precincts –	The site is currently zoned under Appendix 5 of the Precincts
Western Parkland	SEPP following the rezoning of the Lowes Creek Maryland
City) 2021 (Precincts	Precinct in July 2021. It is the intent of the draft Planning
SEPP)	Proposal to make minor amendments to the zoning of the land,
	and residential density bands, height of building, land acquisition,
	heritage, minimum lot size and additional permitted uses maps to
	reflect the revised ILP.
SEPP (Primary	Not applicable. The proposal does not result in any:
Production) 2021	 Primary production and rural development;
	 State significant agricultural land; or
	 Marine waters or oyster aquaculture
SEPP (Resilience and	In the event of a change of land use, the planning authority must
Hazards) 2021	consider whether the land is contaminated, if the land can be
	suitably remediated for the proposed use.
	Contamination was considered during the rezoning of the Lowes
	Creek Maryland Precinct. The proposed amendments are not
	considered significant in nature to warrant a re-assessment of
	contamination potential.

SEPPs	Officer Comment
SEPP (Resources and Energy) 2021	Not applicable. The proposal does not result in any mining, petroleum production and/or extractive industries.
SEPP (Transport and Infrastructure) 2021	The provisions of this SEPP will be relevant to the future development of the site. The Planning Proposal will facilitate the rezoning for a future educational facility to meet the services needs of the community.
	Any development on the site which incorporates the subdivision of 200 or more allotments, and the development of 300 or more residential dwellings, will require concurrence from the Roads and Maritime Services. Consideration of the relevant provisions of the SEPP will be required during the DA stage.

Table 8: Assessment against the State Environmental Planning Policies (SEPPs)

Section 9.1 Ministerial Directions

The Ministerial Directions are established under the *Environmental Planning and Assessment Act* 1979. Planning Proposals are required to consider and maintain consistency with these directions.

The draft Planning Proposal provides an assessment against the s9.1 Ministerial Directions.

Council officer's assessment of the proposal against the relevant directions is summarised in **Table 9**.

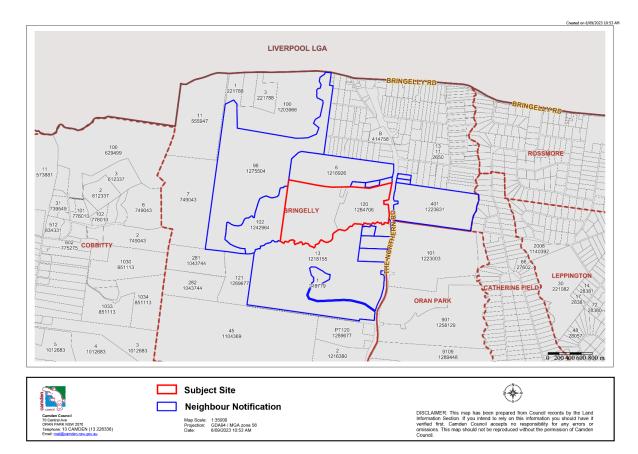
Section 9.1 Direction	Officer comments
Planning Systems	
1.1 Implementation of Regional Plans	The draft Planning Proposal is consistent with the overall intent of the Western City District Plan, and will contribute to the achievement of its vision, land use strategy, policies, outcomes or actions. See above tables for the detailed assessment. The draft Planning Proposal is consistent with the objectives of this direction.
1.2 Development of Aboriginal Land Council land	The draft Planning Proposal has considered the relevant provisions of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021. It is noted this site is not identified within the Land Application Map and a delivery plan has not been prepared for the site.
1.3 Approval and Referral Requirements	This is an administrative requirement for Council. It is noted that the proposed amendments do not require the concurrence, consultation or referral of DAs to a Minister or public authority and do not incorporate designated development.

Section 9.1 Direction	Officer comments
1.4 Site Specific Provisions	The draft Planning Proposal and associated mapping
	has been prepared in accordance with the provisions
	of the Standard Instrument and in a manner
	consistent with the Parkland City SEPP.
Place-Based	
	The draft Dianning Dranged is consistent with the
1.21 Implementation of South West Growth Area Structure Plan	The draft Planning Proposal is consistent with the objectives of this Direction. A further assessment of
West Glowin Area Structure Flan	the South West Growth Area Structure and
	Guidelines is provided in Table 3.
Design and Place No Directions	
Biodiversity and Conservation	nave been made when this report was prepared
3.1 Conservation Zones	No amondmente to conceruation zenes are proposed
5.1 Conservation Zones	No amendments to conservation zones are proposed
2.2. Laritage Concernation	as part of the draft Planning Proposal.
3.2 Heritage Conservation	The site contains two Local Heritage Items (SEPP
	(Precincts - Western Parkland City) 2021) being
	Birling 1812 (Archaeological Site) and Birling 1937
	(Homestead).
	It is considered that the proposed amendments will
	further enhance and protect the heritage items within
	the site, and will further enhance heritage view lines
	to and from Maryland (State Heritage Item).
	to and norr maryland (State Heritage item).
3.3 Sydney Drinking Water	This direction does not apply to the Camden LGA.
Catchments	This direction does not apply to the banden EoA.
Catoninonio	
3.4 Application of C2 and C3	This direction does not apply to the Camden LGA.
Zones and Environmental	
Overlays in Far North Coast LEPs	
3.5 Recreational Vehicle Areas	The proposal is consistent with this objective as it will
	not enable land within a recreation zone to be
	developed for the purpose of a recreation vehicle
	area.
Resilience and Hazards	
4.1 Flooding	Flooding was considered by the Original Lowes Creek
	Maryland Precinct rezoning. The proposed
	amendments are not considered significant in nature
	to warrant a re-assessment of flooding.
4.2 Coastal Management	Not applicable. The proposal does not result in any
_	changes to the current:
	 Coastal wetlands and littoral rainforests area map;
	 Coastal vulnerability area map;
	 Coastal environment area map; or
	Coastal use area map.
	The site is identified as Bushfire Prone Land on
4.3 Planning for Bushfire	
4.3 Planning for Bushfire	Council's published Bushfire Prone Land Map and will
4.3 Planning for Bushfire	be managed as per the requirements of the Lowes
4.3 Planning for Bushfire	
	be managed as per the requirements of the Lowes Creek Maryland Rezoning.
4.3 Planning for Bushfire 4.4 Remediation of Contaminated Land	be managed as per the requirements of the Lowes

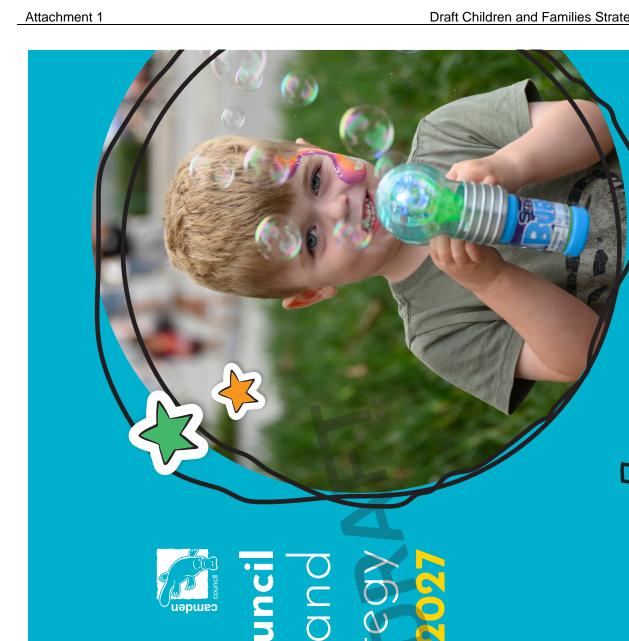
Section 9.1 Direction	Officer comments
	contaminated, and if the land can be suitably
	remediated for the proposed use.
	Contonination was considered during the research of
	Contamination was considered during the rezoning of
	the Lowes Creek Maryland Precinct. The proposed amendments are not considered significant in nature
	to warrant a re-assessment of contamination
	potential.
	potential.
4.5 Acid Sulfate Soils	Acid Sulfate Soils were considered during the
	rezoning of the Lowes Creek Maryland Precinct. The
	proposed amendments are not considered significant
	in nature to warrant a re-assessment of Acid Sulfate
	Soils potential.
4.6 Mine Subsidence and Unstable Land	Not applicable.
	The site is not identified on land that is within a
	declared Mine Subsidence District in the Coal Mine
	Subsidence Compensation Regulation 2017,
	pursuant to section 20 of the Coal Mine Subsidence
	Compensation Act 2017.
Transport and Infrastructure	
5.1 Integrating Land Use and	The site will benefit from significant investment in
Transport	road, rail and air-based transport infrastructure in the
	region anchored by the Western Sydney Airport. By
	providing a residential community within proximity to
	the proposed transport infrastructure, including the north-south rail extension, the proposal aligns with the
	objectives of Direction 5.1.
	objectives of Direction 5.1.
	The proposal will also facilitate local transport routes
	including opportunities for an expanded bus network.
5.2 Reserving Land for Public	The draft Planning Proposal is consistent with this
Purposes	direction in that it does not create, alter or reduce
	existing zonings or reservations of land for public
	purposes that have not been agreed to by the
	relevant agencies.
	Further consultation with public authorities will occur
	at the public exhibition stage.
5.3 Development Near Regulated	The Precinct is located approximately 12.5km south
Airports and Defence Airfields	of the future Western Sydney Airport and is not
	located on land that is in an ANEF or ANEC contour
	of 20 or greater. The proposal is therefore acceptable
	and will not impact on airport operations.
5.4 Shooting Ranges	Not applicable.
	The proposal does not seek to rezone land adjacent
Housing	to and/or adjoining an existing shooting range.
Housing 6.1 Residential Zones	The draft Planning Proposal will be supported by the
	Camden Growth Centre Precincts DCP (including
	Schedule 6 – Lowes Creek Maryland) which will:
	concurred Concord Concernary and which will.

Section 9.1 Direction	Officer comments
Section 9.1 Direction	 broaden the diversity of dwelling types and
	locations available in the housing market;
	 make more efficient use of existing infrastructure
	and services;
	 reduce the consumption of land for housing and associated urban development on the urban fringe; and be of good design.
6.2 Caravan Parks and	Not applicable.
Manufactured Home Estates	
Industry and Employment	
7.1 Business and Industrial Zones	The draft Planning Proposal does not propose any
	amendments to Employment areas or Local and
	Neighbourhood Centres as included in the original
	Lowes Creek Maryland Precinct rezoning.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction does not apply to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	This direction does not apply to the Camden LGA.
Resources and Energy	
8.1 Mining, Petroleum Production	Not applicable. This proposal does not propose
and Extractive Industries	mining, petroleum production and/or extractive Industries
Primary Production	
9.1 Rural Zones	This direction does not apply to the Camden LGA.
9.2 Rural Lands	The site is within the South West Growth Centre and has been identified as a Future Urban Growth Area. Direction 9.2 is not applicable to this Planning Proposal.
9.3 Oyster Aquaculture	Not applicable. The site is not identified as a 'Priority Oyster Aquaculture Area'.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This direction does not apply to the Camden LGA.

Table 9: Assessment against the s9.1 Ministerial Directions



Extent of Notification Area for Draft Planning Proposal and Development Control Plan





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Acknowledgement of Country

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

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Children and Families Strategy 2023-2027







Message from the Mayor

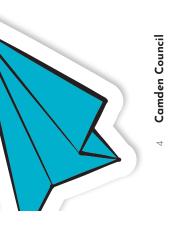
Children and Families Strategy 2023-2027, families and various organisations in the developed in consultation with local 'm pleased to present the Camden

As one of the fastest growing local government community, environment and infrastructure elements and explore solutions to address its best to understand, support and addre areas in the country, it's vital Council does which surrounds us. This Strategy aims to dentify the needs and shortfalls of these linked to 1 the needs of children and families in our understand childhood development community – now and as we grow nappy families are inextricably them.

within this Strategy come to life and seeing our l look forward to seeing the actions and goals community go from strength to strength.

Cr Ashleigh Cagney Mayor of Camden

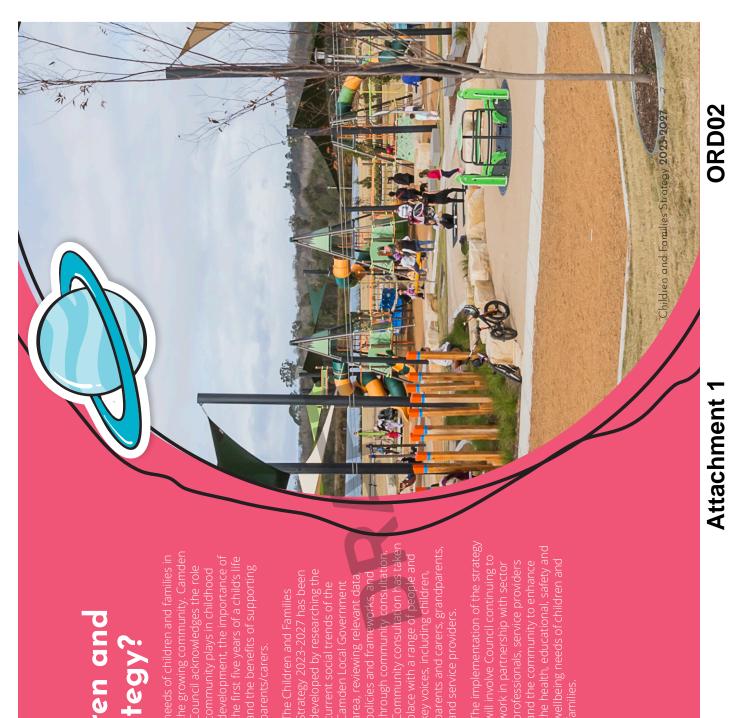
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OKUQZ	Local Government Area (LGA)	Local Government Areas cover legally designated parts of a State or Territory for which incorporated local governing bodies have responsibility.	Inclusion	Is about valuing all individuals, giving equal access and opportunity to all and removing discrimination and other barriers to involvement .	South Western Sydney Local Health District (SWSLHD)	The health district covering South Western Sydney from Bankstown to Bowral.			
Definitions	Allied Health	Allied Health professionals are health professionals (not a part of medical, dental or nursing), that are universally qualified with specialised expertise in preventing, diagnosing and treating a range of conditions and illnesses.		Australian Early Development Census (AEDC) Nationwide data collection of early childhood development at the time children commence their year or	Tull-time school.	Child Development Refer to the sequence of physical, language, emotional and social changes that occur from birth to the beginning of adulthood.	Early Childhood Education and Care (ECEC)	Services delivered by approved providers and services of centre-based childcare, pre-school and family day care services.	
Ac 101	3/								
									Cander



Why a Children and Families Strategy?

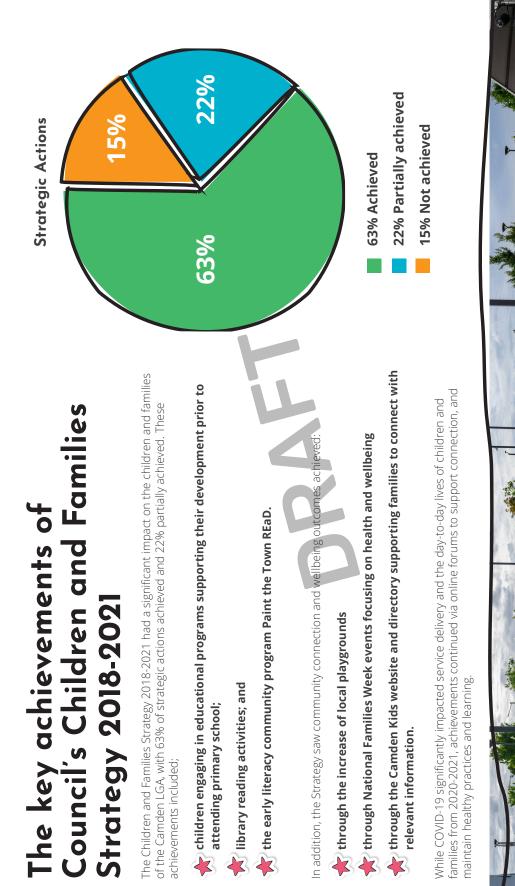
ong term goals by identifying exploring solutions to address Strategy 2023-2027 is aimed at **Council Children and Families** needs in the community, and children aged 0-12 years and heir families in the Camden inform Council's short and chose needs. The Camden Strategies help guide and LGA.

With 0-4 year olds making esiding in the Camden up 9.4 per cent of the 9,600 residents aged Camden population. 0-12 years currently area.

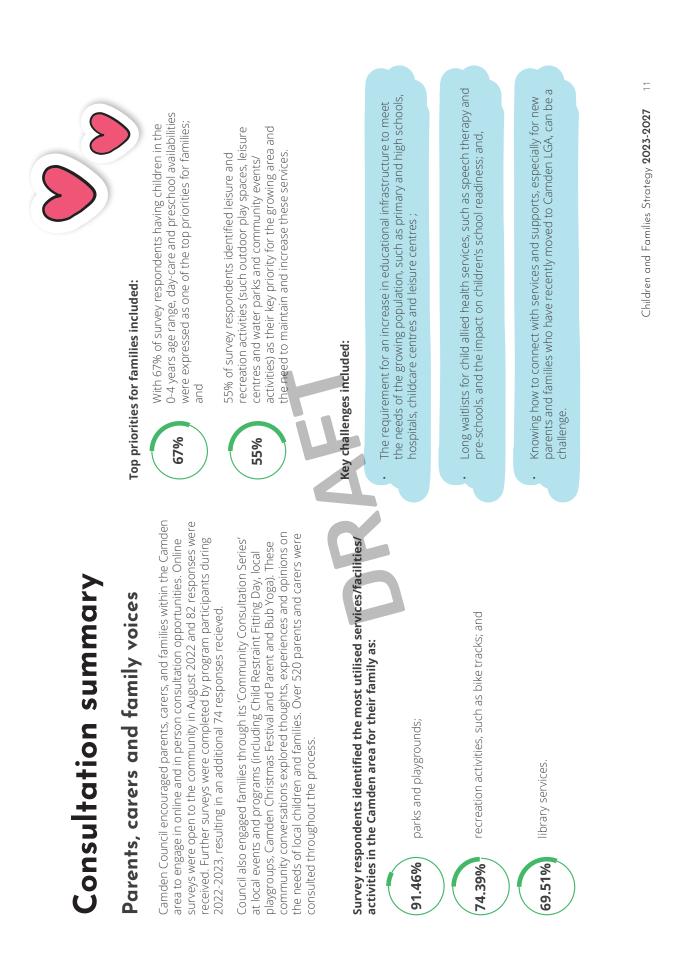
olace with a range of people a olicies and frameworks, and <u>rea, reviewing relevant dat</u> Camden Local Government rough community consu ommunity consultation h ev voices, including

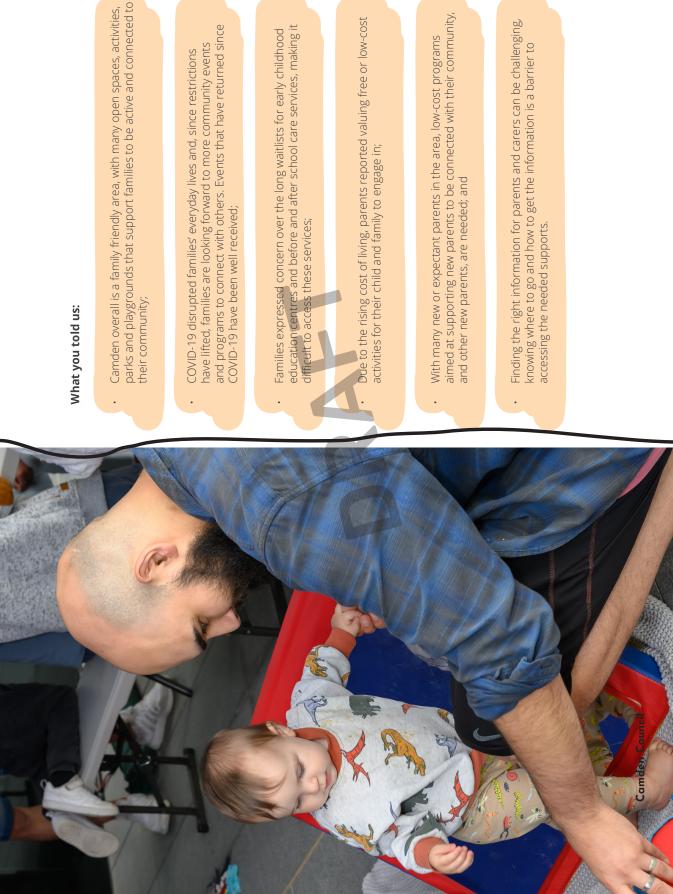


	10.7% of Camden population attends primary school (State, Catholic or Independent)	Children and Farming Farming Construction of babies and toddlers include Gledswood Hills, Gregory Hills, Spring Farming Farming Farming Farming Farming Creation (1997)
and ome	33.4% of households have young children (0-15 years)	of the population are Aboriginal and/or Torres Strait Islander 60+ early childhood education centres Child
the children and call Camden home	Increase of 9,600 in the 0-12 years bracket in the Camden area from 2016 to 2021	Top 3 languages Arabic Spanish Hindi Arabic Daygroups
A snapshot of the families that call (Babies, pre-schoolers and primary schoolers make up 20.8 per cent of the Camden population	depende in Camden speak a language other than English at home 122 playgrounds















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Furthermore, children's voices being heard

process.

Children's voices are pivotal in the

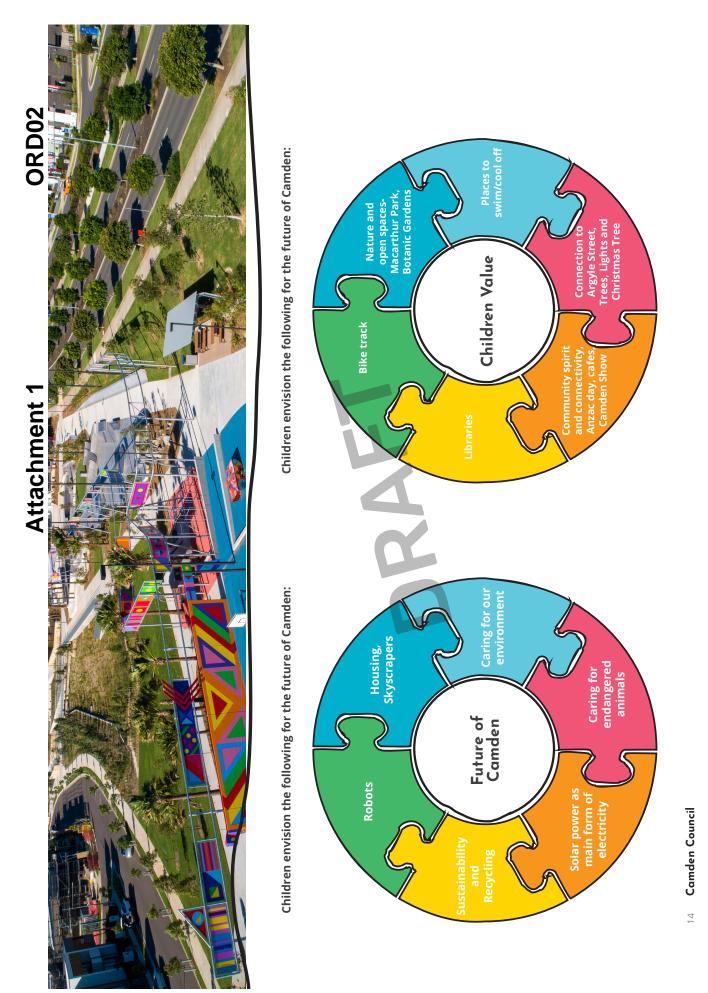
Children's voices

process, including creative competitions at

were consulted throughout this process.

Children told us about the following:

Children were given opportunities to have



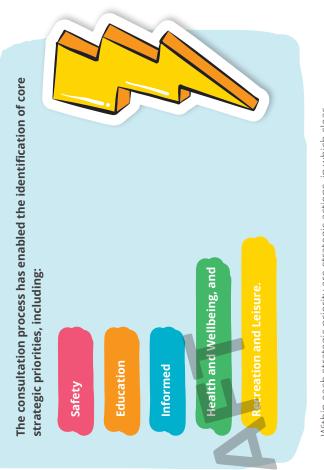
work in the children and families sector, ranging from community services, Camden Council engaged with a range of services and professionals who not-for-profit organisations, government services, local primary schools, childcare service providers, allied health professionals and charities.

a consultation forum where they engaged in a series of activities to outline the key strategic priority areas. From there, sector professionals attended Professionals engaged in preliminary surveys to assist in understanding needs of children and families within the five strategic priorities.

exploring opportunities for collaboration with Council and across the sector Over 90 sector professionals have provided input throughout the process,

What the sector told us:

- support were identified as the three most prevalent arising needs for Social needs, emotional and psychological support and parenting children and families in the Camden community;
- The majority of sector professionals identified COVID-19 disruptions impacting child development, including speech, academic performance, social and emotional skills;
- professionals, as well as general community to know where to go for Need for centralised service directory to support schools and sector the right services and supports;
- Transition to school programs could help reduce children falling behind and bridge the gap; and
- understanding how to engage and respond to children with additional The sector identified a gap is professional learning opportunities in needs in education settings.



measurements of success and timeframes are outlined to show how these Within each strategic priority are strategic actions, in which clear actions are to be achieved. Each strategic action has assigned roles and responsibilities, which will be considered as either 'lead', 'partner' or 'advocate'. These define Council's role in delivering the strategic action, and key partners who support the achievement of this action. Camden Council endeavours to deliver each strategic priority aganist clear success measurements and timeframes.

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STRATEGIC PRIORITY I: SAFETY

Strategy Priority 1 aims to address key safety concerns for children in the community as identified by parents and carers parents and carers, such as oad and cyber safety. Ensuring relevant legislation and standards are implemented at Council while also providing capacity building opportunities to the children and families sector, families are supported to live safe and happy lives.

What consultation told us about safety:

Parents want to engage in infant first aid but often cannot afford it;



Concerns for road safety around our school zones;



Cyber safety is a growing challenge and parents are not sure where to get reliable information;



 Sector identified opportunities to improve and building on ch protection knowledge as necessary;



Community currently benefiting from five child restraint fitting d annually, with each day fully booked ; and



Children value spaces to cool off and enjoy a swim in the Camden area during summer.

	Objectives	Strategic Action	Timeframes	Roles and Responsibilities
 b. National Child Protection Week campaign delivered internally at Council and externally for community to raise awareness. c. Child Protection Training provided and offered for the sector once a year. a. Council to fund child restraint fitting days and explore sector opportunities to meet growing demands of Camden area b. Host parent safety information sessions in partnership with NSW Police and Council concil and nolled out across the community of and nolled out across the community and rolled out across the community and water safety information is provided in the Camden area at a subsidised cost the Camden area at a subsidised cost and water safety. Information is provided in withiple languages b. Promoting the benefits of swimming lessons and volue schools with up-to-date DV information is provided in with development of the canden area at a subsidised cost the condenses. 	nild Protection and Child Safety		June 2024 and ongoing reviews	Lead
 c. Child Protection Training provided and offered for the sector once a year. a. Council to fund child restraint fitting days and explore sector opportunities to meet growing demands of Camden area b. Host parent safety information sessions in partnership with NSW Police and Council community and Road Safety Officer b. Host parent safety information sessions in partnership with NSW Police and Council community and Road Safety Officer c. Child safety marketing campaign developed and rolled out across the community a. Infant first aid for parents and carers offered in the Camden area at a subsidised cost the Camden area at a subsidised cost and water safety. Information is provided in multiple languages b. Promoting the benefits of swimming lessons and service directory. 		-	Annually - September	Lead
 a. Council to fund child restraint fitting days and explore sector opportunities to meet growing demands of Camden area b. Host parent safety information sessions in partnership with NSW Police and Council Community and Road Safety Officer c. Child safety marketing campaign developed and rolled out across the community a. Infant first aid for parents and carers offered in the Camden area at a subsidised cost b. Promoting the benefits of swimming lessons and water safety. Information is provided in multiple languages b. Provide schools with up-to-date DV information is provided in and service directory 			Annually	Partner
 b. Host parent safety information sessions in partnership with NSW Police and Council partnership with NSW Police and Council community and Road Safety Officer c. Child safety marketing campaign developed and rolled out across the community a. Infant first aid for parents and carers offered in the Camden area at a subsidised cost the Camden area at a subsidised cost and water safety. Information is provided in multiple languages a. Provide schools with up-to-date DV information and service directory b. Educate parents on the impact domestic violence has on children's development 	nproving child safety education or parents and carers (cyber and nysical safety)		Five times a year	Lead
 c. Child safety marketing campaign developed and rolled out across the community ntal a. Infant first aid for parents and carers offered in the Camden area at a subsidised cost b. Promoting the benefits of swimming lessons and water safety. Information is provided in multiple languages a. Provide schools with up-to-date DV information and service directory b. Educate parents on the impact domestic violence has on children's development 			Annually – May and October	Partner
 Infant first aid for parents and carers offered in carers Infant first aid for parents and carers offered in the Camden area at a subsidised cost Information is provided in multiple languages Provide schools with up-to-date DV information and service directory Information cost and service bas on children's development 			June 2024	Lead
 b. Promoting the benefits of swimming lessons and water safety. Information is provided in multiple languages a. Provide schools with up-to-date DV information and service directory b. Educate parents on the impact domestic violence has on children's development 		a.	Annually	Lead
e mestic ices b.			Ongoing	Partner
b. Educate parents on the impact domestic violence has on children's development	elevant supports provided to ddress Children's safety in the	л л	Annually	Lead
	olence and family circumstances	ġ	Ongoing	Lead Partner
c. Domestic violence resources available in O various languages on Camden Kids			Ongoing	Partner

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RATEGIC PRIORITY 2:

What consultation told us about education:

Sector identified gaps in skill sets when it comes to supporting and gaging children with additional needs; *{*3

and preschool placement availability is impacting family's bility to have children engaged in early childhood educat<u>ion and</u> **{**3

Parents hold concern for state schools being over capacity and a lack of hoters and after school cares and

{3

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	Objectives	Strategic Action	Timeframes	Roles and Responsibilities
EDUCATION	2.1. Support and connect sector initiatives addressing the needs of developmentally vulnerable children	 In collaboration with local community services and primary schools, implement transition to school programs to improve school readiness 	October 2024 Ongoing	Partner
		 Early literacy program initiative in partnership with stakeholders for children 0-5 years. Delivery of regular activities to engage children in reading and provide information to parents 	Committee meet bimonthly Four program deliverables annually Ongoing distribution of resources	Lead Partner
	2.2. Adequate supply of high-quality education and care services	 Advocate to relevant state and federal government bodies to increase education and care services and pre-schools to meet community needs, as well as state schools' capacity to reflect the population trends of Camden LGA 	Ongoing	Advocate
		 Review all Development Applications for relevant education facilities submitted to Council, ensuring adherence to Standards and legalisation 	Ongoing	Lead
	2.3. Supporting the sector to be informed on making reasonable	a. Training opportunities for sector promoted and distributed	Ongoing	Partner
	additional needs in learning settings	 b. Establish Early Childhood Education and Care Camden Network Meeting to support capacity building in the sector 	Established by 2024 Meetings held monthly	Partner
		 Provide schools with a directory of services to assist referring families to supports 	Annually	Partner
	2.4. Children and families have opportunities to learn about sustainability and recycling practices	 Partner with appropriate facilitators to deliver sustainability and recycling workshops that are age appropriate for children 	Annually	Partner

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STRATEGIC PRIORITY 3: INFORMED

What consultation told us about being informed:



e community and what services and supports are available to their Parents expressed a challenge of not always knowing what is going on



them, such as the types of activities they get to engage in, how they Children appreciate their voices being heard on matters relating to



Sector and parents identified parenting programs and supports are essential to assist parents in navigating the key challenges of raising

	Objectives	Strategic Action	Timeframes	Roles and Responsibilities
INFORMED	3.1. Support to build capacity and connection for the Camden Children and Families Sector	 Consultation forum held annually with the sector to review strategic objectives and outcomes, explore arising needs in the community and generate ideas of collaboration. 	Annually	Lead
		 Mailing list of local service providers, community services and schools developed for regular communication and information provision. 	Bimonthly	Lead
		 Offering of training and continuing professional development opportunities 	Biannually	Partner
	3.2. Increasing community awareness of available services, supports and activities specific to children and	 Newsletter mailing list of ECEC providers and primary schools and quarterly newsletters with relevant information to be shared with families. 	Quarterly	Lead
	tamiies	 b. Connecting with businesses such as real estate agents and home developers, to support disseminating relevant information to new residents. 	Ongoing	Lead
		c. Maintaining Camden Kids website and monthly e-newsletter with the most up to date information.	Monthly	Lead
	3.3. Children's voices are heard to inform decisions affecting them. Capturing their insights and expertise on	 Children to be included in community consultation activities across Council programs and initiatives that affect them. 	Ongoing	Lead
	,cuildhood	 b. Creative children's competitions hosted to capture their ideas and values. 	Annually	Partner
	34. Parenting programs offered to parents in the Camden area	 a. Provide opportunities for parents to engage in parenting programs and educational opportunities to enhance parenting skills and address family challenges. 	Annually	Partner
		 b. Camden Kids to provide information of online workshops and trainings offered for parents and carers, disseminated to local schools and community services. 	Ongoing	Lead
			Children and Families Strategy 2023-2027	sgy 2023-2027 21

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STRATEGIC PRIORITY 4: HEALTH AND WELLBEING

Tamilies are provided opportunities to participate in activities and programs that benefit their physical and mental health and general wellbeing. Supporting new and expectant parents to have the resources and tools to ensure the best physical and mental health outcomes for them and their baby.

What consultation told us about health and wellbeing:

Children appreciate spaces to ride their bikes and enjoy the outdoors with their family in Camden;



New and expectant parents identified services and supports for new parents and their babies to engage with for their health and wellbeing, offered at a low cost;



health services for families they are supporting; and



	Objectives	Strategic Action	Timeframes	Roles and Responsibilities
	4.1. Improve physical health outcomes for children and	a. Partner with NSW Health SWSLHD to increase access to physical health programs across Camden LGA.	2025	Partner
WELLBEING	Tamilies	b. Develop promotional campaign of physical activities offered in Camden area that are family friendly.	2025	Lead
		c. Support State Government Health Promotion campaigns to build healthy habits in families, ensuring this information reaches disadvantaged and vulnerable members of the community.	Ongoing	Partner
7	4.2. Support mental health of new and expectant parents	 Connect new and expectant parents to relevant information on services and supports for parents and babies through programs, community stakeholders and local businesses. 	Ongoing	Lead
		b. New parent program provided by Council at a low cost, providing an opportunity for parents to connect with other parents and allows a soft entry point to services.	Quarterly	Lead
7	4.3. Supporting families needing mental health and allied health services through soft	 Disseminating early intervention information to families relating to speech and developmental milestones. 	Material developed by 2025 Ongoing	Partner
		b. Service directory and easy access information for sector and families.	2025	Partner
		 Utilising Children and Families programming as a soft entry referral pathway. 	Ongoing	Lead
7	4.4. Improve access to children and family health, social and mental health services	 Advocating and collaborating with local service providers to expand service delivery in the Camden area. Exploring opportunities for developmental checks clinics with local Speech Pathologist and Occupational Therapist. 	Ongoing	Lead
		 Hosting a children and families service expo style event to connect local families with needed services and supports. 	Annually commencing 2025	Partner

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STRATEGIC PRIORITY 5: RECREATION AND LEISURE

Children and families have opportunities and access to free and low-cost recreational activities, supporting their mental and physical health and general wellbeing.

What consultation told us about recreation and leisure:





Sector reflected inclusive spaces at events and programs are important services to ensure all can enjoy events.

	Objectives	Strategic Action	Timeframes	Roles and Responsibilities
NOI	5.1. Provide accessible activities for primary school aged children	 "Camden Swirls" creative program held during school holidays for 10-14 years. 	Quarterly	Lead
LEISURE	and ensure they are promoted to the community.	 b. eNewsletter of school holiday activities run by Council (art gallery, libraries) and businesses, to be provided to schools ' wider community. 	Quarterly	Lead
		c. Promotional of available in term, after school and weekend creative based programs offered by Council and community stakeholders. Creative-based programs offered by Council and community stakeholders to be available during the school term, after school and weekends.	Ongoing	Partner
	5.2. Promote and provide accessible casual sporting opportunities	a. Collaborating and advocating for casual sporting programs to be available across the LGA.	Ongoing	Partner
	5.3. Calendar of family friendly events and activities	 Council to host and partner with the sector to provide a program of free and low-cost activities during National Families Week. 	Annually	Lead
		b. Camden Kids 'What's On' to have up to date information on events happening in the LGA.	Ongoing	Lead
	5.4. Inclusive play spaces and activities available for children with additional needs	a. Advocating for future and updated play spaces that are accessible and inclusive for all abilities to be able to engage in play and recreation.	Ongoing	Advocate
		 Council events and programs to include inclusive spaces where possible. 	Ongoing	Advocate

Children and Families Strategy 2023-2027

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How the Children and Families Strategy will support the Camden Community Strategic Plan 2036

The Camden Strategic Plan (CSP) 2036 is the highest-level plan that a Council will prepare. It outlines the communities' main priorities and aspirations for the future, as well as the long-term visions and goals for the community.

The Children and Families Strategy 2023-2027 endeavours to support the CSP by contributing and collaborating on meeting the broader communities' needs, by focusing specifically on families with children 0-12 years.

Detailed below is how the Children and Families Strategic actions will support and work towards achieving CSP key directions, objectives and strategies.

CSP Key Directions	Objec	Objectives/Strategies	Children and Families Strategic Objectives
Welcoming - Embrace our vibrant and diverse community	L.1.	Support initiatives that build and foster community cohesion	 3.1 Support to build capacity and connection for the Camden Children and Families Sector 3.2 Increasing community awareness of available services, supports and activities specific to families and children 5.3 Calendar of family friendly events and activities
	W1.2	Celebrate creativity and growing diversity	 Free and low-cost activities for primary school aged children Inclusive play spaces and activities available for children with additional needs
	W.1.3	Promote and facilitate equitable access to services, facilities, and community initiatives	3.2 Increasing community awareness of available services, supports and activities specific to families and children3.4 Parenting programs offered for parents in the Camden LGA
	₩ 1.4	Provide opportunities for residents and groups to participate in local decision making	3.3 Children's voices informing decisions affecting them. Capturing their expertise on 'childhood'
	W2.1	Promote and facilitate programs and services that support good community health and wellbeing	 4.1 Improve physical health outcomes for children and families 4.2 Support mental health of new and expectant parents 4.3 Supporting families to be connected to mental health and allied health services 4.4 Improve access to children and family health, social and mental health services
	W.3.1	Implement programs targeting key community safety concerns	 Child protection and Child safety Improving child safety education for parents and carers (cyber and physical safety) Supporting to address domestic violence in families
	W3.2	Seek active partnerships to address community needs	 2.3 Supporting sector to be informed on making reasonable adjustments for children with additional needs in learning settings 3.1 Support to build capacity and connection for the Camden Children and Families Sector 4.4 Improve access to children and family health, social and mental health services
			Children and Families Strategy 2023-2027

ORD02

CSP Key Directions	Objec	Objectives/Strategies	Child	Children and Families Strategic Objectives
Liveable - Strong and integrated links between our people and our services	LB2.1	Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and response to our climate	2.2	Adequate supply of high-quality education and carer services
Prosperous - Advanced local economic opportunities and job creation	P1.1	Creative diverse environments for business and workers to grow and thrive	2.3	Supporting sector to be informed on making reasonable adjustments for children with additional needs in learning settings
Balanced - Providing sustainable and responsible solutions that enhance our heritage	B1.4	Facilitate community education and citizen science programs to foster appreciation and understanding of the natural environment	2.4	Children and families have opportunities to learn about sustainability and recycling practices
Leading - A successful advocate for our people and places	L1.2	Build and strengthen partnerships across Government and Industry	5.7.7	Adequate supply of high quality education and carer services Support to build capacity and connection for the Camden Children and Families Sector Inclusive play spaces and activities available for children with additional needs
	L3.2	Community effectively with the community and stakeholders to promote opportunities	3.2	Increasing community awareness of available services, supports and activities specific to families and children Free/low cost activities for primary school aged children promoted to the community

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Implementation

The implementation of each strategic action will be delivered over the next four years, with the identified role and responsibility of Council within the timeframes set. Key stakeholders, such as children and family community service providers, disability service providers, early childhood education and care providers, local primary schools, and allied health professionals, will play a vital role in collaborating and supporting Council to execute the strategy. For Council to be successful in achieving each strategic action set, financial and staffing resources are allocated from existing staffing and finances. The Children and Families Community Project Officer (CPO) will drive the implementation and monitoring of the Strategy. Proportion of actions set have existing budgets allocated or are funded through existing structures. Additional funding through external grant applications as well as business case to warrant the need for additional funding as part of future Council budgetary cycles.

Monitor

Council will monitor the Children and Families Strategy 2023-2027 on the achievements or progress for each of the strategic actions, in measurement against timeframes set. The progress and status of the strategy will be reported within the existing Integrated Planning and Reporting (IP&R) framework set out in the Camden Community Strategic Plan. Progress of the Children and Families Strategy 2023-2027 will be reported in Camden Council's Annual Report, with outcomes communicated to key stakeholders and to the community.

Review

On the completion of the four-year term of the Strategy, an in-depth review and evaluation will be undertaken. This review and report will provide a snapshot of the strategic objectives measured against the strategic actions and the timeframes set. The report's key findings will be communicted to community and the sector with key milestones also reported aganist Council's broader operational and delivery plan processes. Key milestones will be reported against Council's operational and delivery reporting. **ORD02**



- - Australian Bureau of Statistics
 www.abs.gov.au
- Australian Early Development Census
- www.aedc.gov.au
- Camden Council Community Strategic Plan 2022-2036 www.camden.nsw.gov.au/assets/Uploads/Community-Strategic-Plan-Documents.PDF
- Camden Council Disability Action Plan 2023-2027 www.camden.nsw.gov.au/assets/Uploads/Camden-Council-DIAP-2023-2027-EXTERNAL.PDF

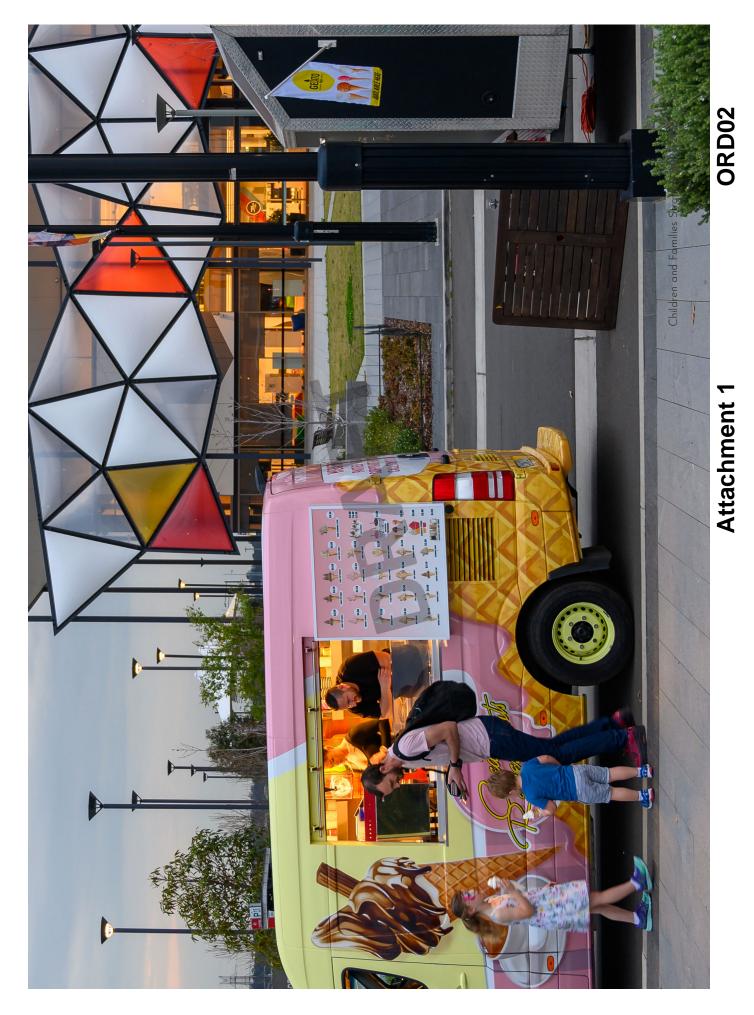
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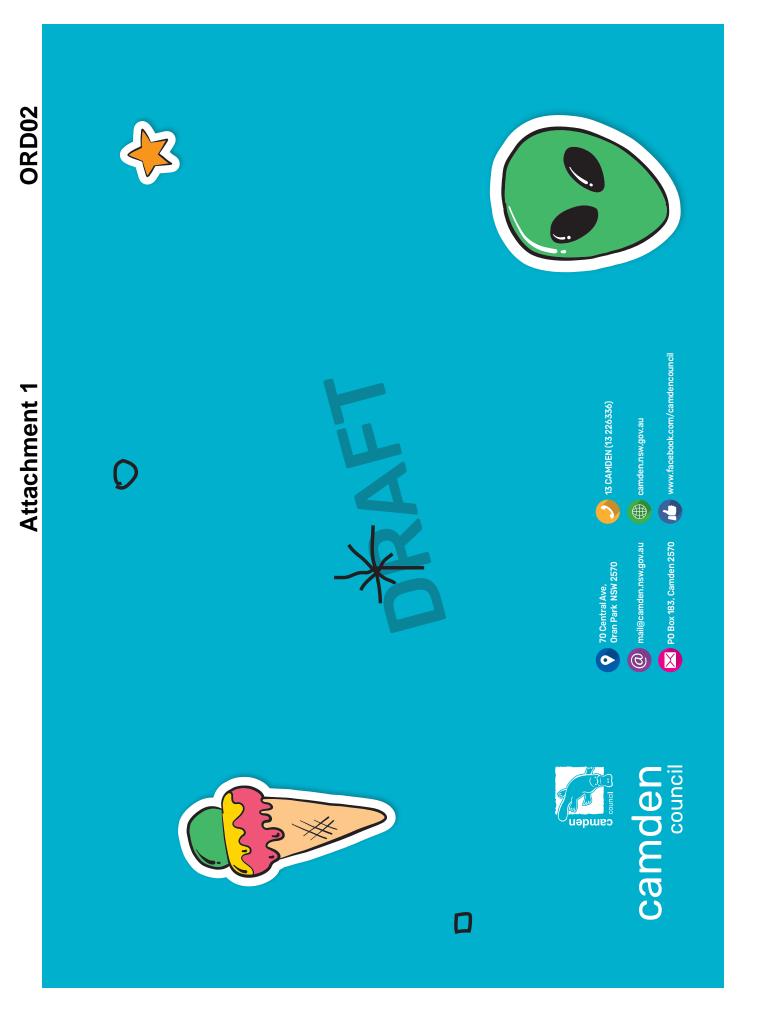
- NSW Health First 2000 Days Framework www1.health.nsw.gov.au/pds/ActivePDSDoucments/PD2019_008.pd
- United Nation Convention on the Rights of the Children
 www.unicef.org.au/united-nations-convention-on-the-rights-of-the-child

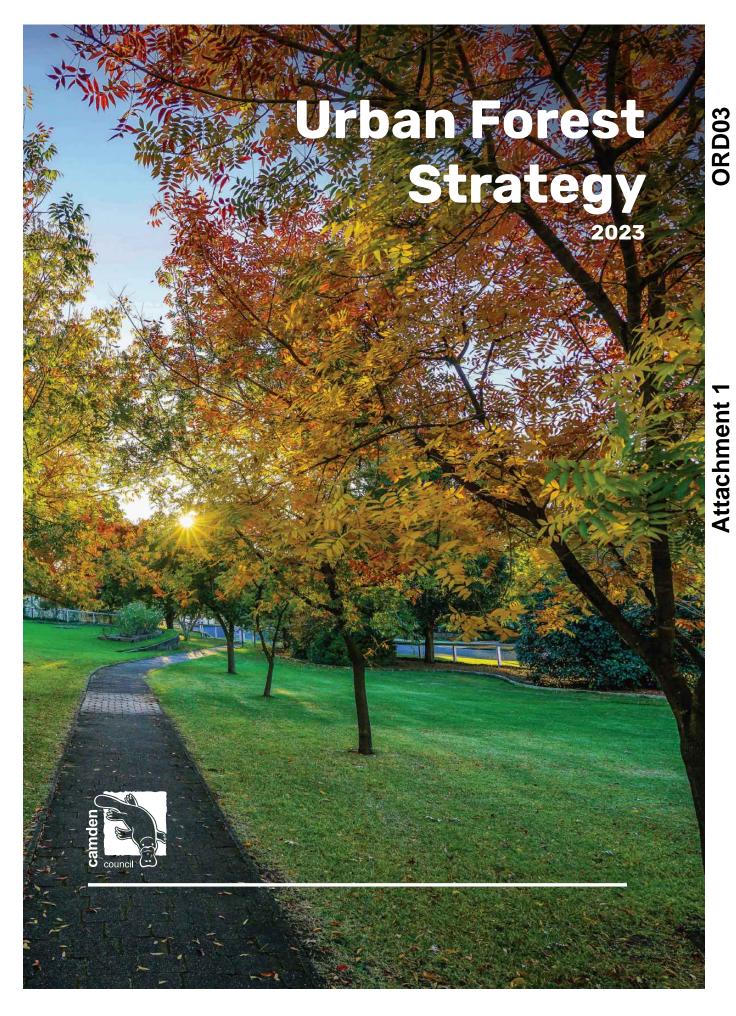
Camden Council

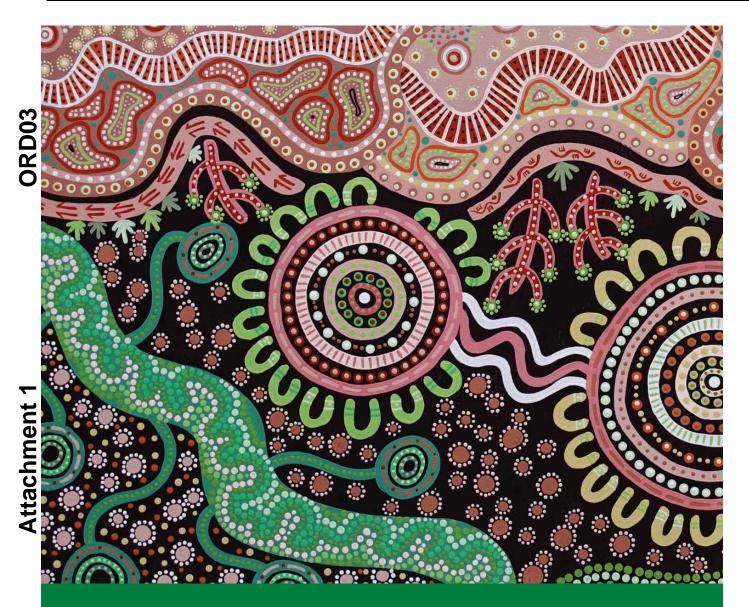
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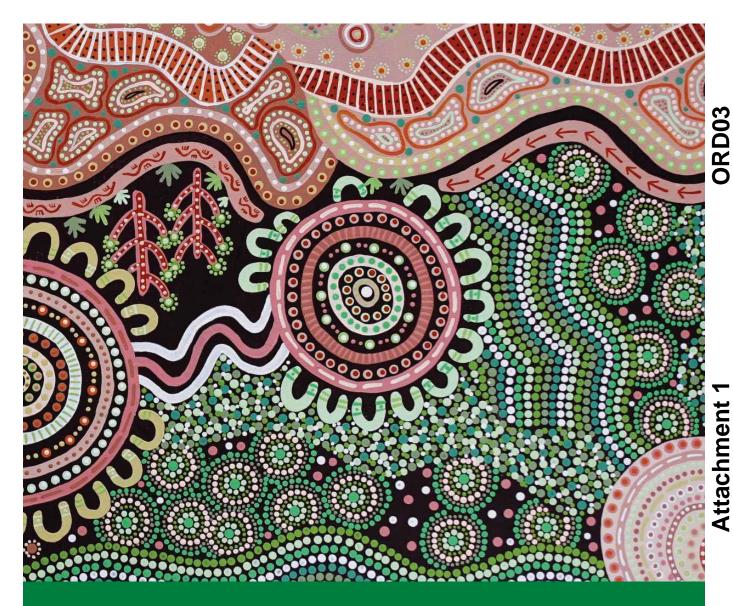


Artist: Melissa Barton

Bulawiri Nura - Three Country'sAn artwork that depicts and celebrates the strength

An artwork that depicts and celebrates the strength and unity, community and team work shared between the Dharawal, Dharug and Gundangurra peoples to care for Country in and around Camden. Camden being an area where these three nations met, held ceremony, corroboree, traded and looked after our sacred Mother Earth and Father Sky. Showing that traditional ways of caring for Country are significant and valuable to our way of living today.

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





Acknowledgments

This project is part of the Greener Neighbourhoods grant program that is proudly funded by the NSW Government.

Camden Council acknowledges the contributions of Mosaics Insights with support from treeiQ in the preparation of the Strategy.

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Mayors Message

Trees and other vegetation are essential components of our urban areas. Not only do they add a sense of character and charm, they produce real-world benefits which are backed by research, as you will find out about in this Strategy. In an urban area, they help mitigate the Urban Heat Island Effect, improve residents' health and wellbeing, and help biodiversity to flourish.

For those reasons and more, Camden Council is committed to creating an urban forest that thrives. The Urban Forest Strategy 2023 is how we get there.

The Strategy sets an ambitious target to increase our canopy from 15 per cent to 40 per cent by 2036 and lays out an action plan to get us there. We are one of the fastest growing Local Government Areas in Australia, and so it's important we act now to ensure we can meet these canopy targets through that growth.

The good news is, work has already begun. Since 2021, more than 27,000 trees have been planted in streets, parks, reserves and bushland areas. There's lots more to do and I look forward to partnering with you to see Camden's canopy grow for future generations.

Ashleigh Cagney Mayor of Camden



Executive Summary

Camden's urban forest is the trees and greening (and the ecosystems, soil and water that support them) that exist across the urban area, in spaces that are planned, designed and managed.

Canopy cover across the Camden Local Government Area (LGA) is below the NSW State Government target of 40%. In 2019, areas within the LGA showed canopy levels as low as 2-3% with overall canopy coverage of just over 15%. The Connecting Camden Community Strategic Plan 2022-2036 (CSP) sets directions, objectives, strategies, and measures for progress to achieve the Camden community's vision with specific reference to protecting and sharing responsibility for the natural environment.

Camden is a connected, diverse, and thriving community, embracing opportunities of growth, while valuing our rich heritage and protecting and sharing responsibility for our natural environment. This Strategy was developed based on available data and information, including data from the NSW Government and the community. The analysis of this data and information describes the current state and provides a baseline of information around tree canopy, Council's capacity and the community values.

To significantly increase tree canopy towards the NSW government target, we need to respond to current state information and the challenges and pressures we face. These include: rapid population growth and associated development, climate change, urban heat and equity of canopy for the most vulnerable communities, increasing competition for space, need for the right skills and knowledge across Council and the community, access to sound data and information, engagement with a wide range of stakeholders and robust policy and procedures. Building widespread community support for the urban forest will also be crucial.

The assessment of the current state of Camden's urban forest has informed the development of the vision, outcomes and strategic objectives as well as the definition of the urban forest for Camden:

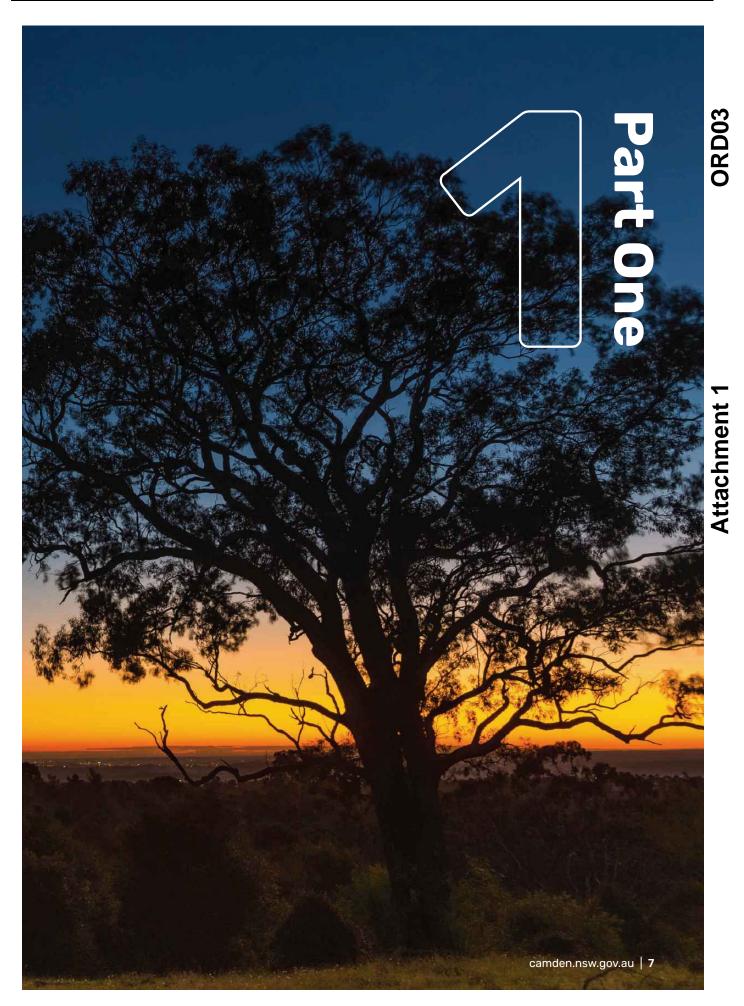


A range of actions and a monitoring and reporting plan for the next ten years have been developed to support this Strategy.



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Introduction

Local governments around the world are focused on better management of nature in cities and urban areas. The pressure experienced due to climate change and Covid lockdowns have highlighted the importance of urban vegetation: trees, canopy, understory plantings, open space and greening, for the liveability of cities and urban areas and the health and wellbeing of the people who live there.

This Strategy has been developed to provide a vision, and a pathway to recognise the importance of the urban forest in Camden and identify the actions we will take to protect, enhance and support the urban forest.

Camden's urban forest is the trees and greening (and the ecosystems, soil and water that support them) that exist across the urban area, in spaces that are planned, designed and managed.

Vision Statement

In 2050 Camden's urban forest is thriving, mature shade trees are evident across Camden and canopy and greening is actively managed in partnership with the community.

What is an Urban Forest?

An urban forest refers to native or introduced trees and related vegetation in the urban and nearurban areas, including, but not limited to, urban catchments, soils and related habitats, street trees, park trees, residential trees, natural riparian habitats, and trees on other private and public properties. An urban forest is a managed system different to natural bushland or ecosystems.



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Benefits of the Urban Forest

The urban forest provides multiple benefits not often well known by the wider community. The benefits of the urban forest cover:

Shade and cooling

Trees and other vegetation help to mitigate the Urban Heat Island Effect (UHI effect)¹. Through the process of transpiration and the provision of shade, trees help reduce day and night-time temperatures. They provide shade to streets and footpaths, and their leaves reflect more sunlight and absorb less heat than built materials, reducing the heat absorbed by the built environment.

A sense of place and social cohesion

Trees and other vegetation define the character and identity of urban places. Access to trees in green spaces improves various measures of social cohesion and community connection by providing pleasant and healthy spaces for the community to interact and relax.

Human health

120 minutes of time spent in green space per week can significantly increase feelings of good health or wellbeing significantly for any age group. Increased urban vegetation is also linked to reduced levels of crime².

Healthier biodiversity

Urban forests support biodiversity by providing space for species to thrive and adapt. Biodiverse, complex, and connected plant communities in urban areas are vital to support biodiverse faunal communities and provide important connectivity to support biodiversity.

Reduced pollution

Trees and shrubs as part of a road buffer with good structure (understorey and canopy) assist in pollution reduction by reducing particulates such as PM2.5 and PM103.

A stronger economy

Trees and other vegetation significantly contribute to the economies of urban places by increasing property values and benefits, they add aesthetic values to properties, reduce expenditure on stormwater infrastructure services, reduce energy use and costs by improving passive cooling of built structures⁴.

¹Haider Taha, Heat Islands and Energy, Editor(s): Cutler J. Cleveland, Encyclopedia of Energy, Elsevier, 2004, Pages 133-143

²White, M.P., Alcock, I., Grellier, J. et al. Spending at least 120 minutes a week in nature is associated with good health and wellbeing. Sci Rep 9, 7730 (2019) ³Victorian Department of Heath (2021) Air pollution Department of Health, State Government of Victoria, viewed 30th June 2022 https://www.betterhealth.vic. ⁴Yenneti, K., Ding, L., Prasad, D., Ulpiani, G., Paolini, R., Haddad, S. and Santamouris, M., 2020. Urban overheating and cooling potential in Australia: An

evidence-based review. Climate, 8(11), p.126.



Why is this Strategy important for Camden Council?

Canopy cover across the Camden LGA is consistently below the NSW State Government target of 40%. In 2019 areas within the LGA showed canopy levels as low as 2-3% with overall canopy coverage of just over 15%.

In June 2019, the NSW Government set priorities to increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022. The NSW Government committed to achieving 40% urban tree canopy cover for Greater Sydney by 2036.

As Camden is experiencing exponential population growth, higher than that experienced in any LGA in NSW, it is important that Camden acts now in order to achieve the ambitions identified in the Connecting Camden Community Strategic Plan 2022-2036 (CSP) and Local Strategic Planning Statement 2020 (LSPS). The CSP sets directions, objectives, strategies, and measures for progress to achieve the community's vision.

Camden is a connected, diverse, and thriving community, embracing opportunities of growth, while valuing our rich heritage and protecting and sharing responsibility for our natural environment. The Camden community highly value the local rural and natural landscapes and have expressed concerns about increased urban heat resulting from growth and development. Investment in environmental protection, restoration and urban greening and maintaining, protecting, and increasing Camden's tree canopy are key objectives of the CSP to address the community's concern.

These objectives will be delivered through a range of strategies including Council's Sustainability Strategy 2020-2024, the Biodiversity Strategy 2023, the Greener Places, Healthier Waterways: A Vision for the Green and Blue Grid 2023, and this Urban Forest Strategy 2023.

Council has invested time and resources to increase canopy and greening and has been active in seeking additional grant funding and support from others to supplement the core Council programs.

Over the next two years, a further \$1.3 million has been secured to continue increasing Camden's tree canopy. Funding has also been obtained through the WestInvest Community Grants program to deliver a community nursery facility that will significantly enhance opportunities for greening across the LGA.

As part of Council's continuing program to achieve a greener, cooler and liveable Camden, Council has developed this Urban Forest Strategy with funding support from NSW Department of Planning and Environment (DPE) under the Greener Neighbourhoods grant program. This Strategy will facilitate the realisation of a range of interconnected community goals and objectives within the CSP, LSPS, Sustainability Strategy 2020-2024, Biodiversity Strategy 2023, and Greener Places, Healthier Waterways: A Vision for the Green and Blue Grid 2023.

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Attachment 1

This Strategy was developed in five stages (Figure 1) with a focus on understanding the context for urban forestry within Camden as a first step. The evidence gathered across stages one and two formed the basis for the strategic framework which includes a long-term vision and outcomes, strategic objectives, and major actions.

Stages one and two were spent in review of current documents and data. Available data on tree canopy, greening and the community were reviewed and analysed to understand the current state of the urban forest for Camden as well as the current community vulnerabilities and the changing community with future development pressures. An assessment of the capacity of Council to deliver best practice and contemporary urban forest management was also completed. This provided valuable insights into the areas where we can focus our attentions to build capacity across skills and knowledge, project delivery and processes and policy. A community survey around perceptions and values of the urban forest completed these stages.

In stage three, the focus was on working with staff to create the structure of the Strategy, its vision, outcomes, and strategic objectives. These were based on the key challenges and pressures for the urban forest and feedback from community and Council staff from stage two.

The final stages (four and five) were focussed on developing actions and measures to support monitoring and reporting of achievements under this Strategy.

CAMDEN BRTHPLACE OF THE NATION'S WEALTH STAGE STAGE STAGE STAGE STAGE **REVIEW &** UNDERSTAND SHAPE THE DEVELOP **PREPARE FOR** ACTIONS ANALYSE PRIORITIES STRATEGY **MONITORING &** AVAILABLE & POSSIBLE FRAMEWORK REVIEW **FUTURES FOR ITS VISION &** DATA CAMDEN'S **OBJECTIVES URBAN FOREST**

Figure 1

Stages of development for the Urban Forest Strategy

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About data and canopy targets for Camden

Data and evidence are two major elements of an Urban Forest Strategy. The NSW Government's Greener Neighbourhoods Guide provides a range of examples on best practice in managing data and evidence for urban forestry, which includes:

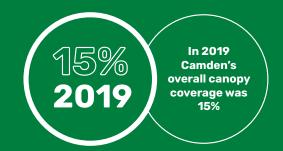
- Access to scientific data and policies on the urban forest that are shared amongst departments
- Ability to analyse and predict the changes in urban forest due to climate change, natural changes or management changes
- Live database (comprehensive tree inventory);
- Learning culture linked with industry and local research activities
- Comprehensive Strategy for managing and assessing risks associated with urban forestry
- Proactive and adaptive organisational capacity for decision making based on data and evidence

Urban canopy is influenced by many challenges and barriers. For best practice, gathering data and evidence is key however challenges for Council include:

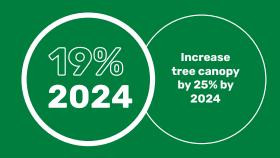
- Costs of tree inventories, mapping and data maintenance
- Limited understanding of ecosystem service concepts (climate change, water, soils etc)
- Limited resources available

Canopy targets can be a useful way to achieve an increase in healthy urban forest that support and enhance communities' quality of life and resilience to climate change. Previously, Council has set a target to increase its canopy by 25% by 2024 and to align longer term canopy with the NSW Government 40% targets.

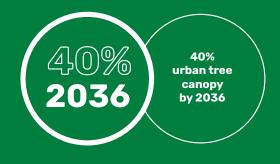
Current canopy targets and measures



Canopy cover across the Camden LGA is consistently below the NSW State Government target. In 2019, areas within the LGA showed canopy levels of the 2-3% and overall canopy coverage of 15%.



Council's Sustainability Strategy 2020-2024 is a four-year plan to bring together actions Council will implement to work towards creating a sustainable Camden. The Strategy adopts a target to increase tree canopy cover by 25% by 2024 (based on 2019 canopy levels) to progress Camden towards 40% by 2036.



In June 2019, the NSW Government set priorities to increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022 was established. The NSW Government committed to achieving 40% urban tree canopy cover for Greater Sydney by 2036.

Setting and achieving canopy targets is more complex than simply planting more trees. There are multiple elements that effect the growth of canopy and urban forest management. Often targets are unrealistic, untested and are linked to various other factors. Figure 2 represents several factors to consider while setting urban canopy targets.

While we have invested significant time and resourcing into urban tree and canopy management, and although thousands of trees have been planted in recent years, the 2024 canopy target will not be reached. This is partly due to the time required for trees to grow and mature.

This Strategy uses a range of measures to monitor the achievement of a healthy and thriving urban forest and urban canopy as we work towards the 40% canopy target. It applies a place and land use-based approach to monitoring improvements and will rely on improved data collected at the local and LGA-wide scale and establish realistic and locally relevant targets to drive further canopy gains over time.

This Strategy uses a range of measures to monitor the achievement of a healthy and thriving urban forest and urban canopy cover. It applies a place and land use-based approach to monitoring improvements and will rely on improved data collected at the local and LGA wide scale to establish realistic and locally relevant targets to drive further canopy gains over time.



Elements that influence canopy targets

Are there sufficient resources to deliver and manage the target or are there limitations?

Geographical and climatic limitations: Some climates and places support more canopy than others.

Bureau of Meteorology data including annual rainfall.

The minimum canopy cover requirements for social, community or health outcomes, based on current research.

Figure 2 Elements that influence canopy targets (Greener Neighbourhoods Guide, NSW) Existing canopy cover, based on an analysis of spatial data. **JRD03**

Attachment 1

Capacity of specific land uses/types such as private land, streets and parks to deliver canopy.

The timeframe for delivery of the canopy, ideally linked with other Council Strategies.

Australian Bureau of Statistics data including population density.

Desired canopy cover: the percentage of canopy you hope to achieve and how to get there.



What are we already doing?

Over recent years, many projects have been implemented to not only increase tree canopy cover, but also to improve the management of our urban forest.

Partnerships

Council has also partnered with a range of organisations to undertake tree planting projects delivering significant plantings at John Oxley Reserve, Ron Dine Reserve, Rossmore Reserve and Burrell Road Reserve with more projects already planned for delivery.





Tree Planting Activities

Since 2021 over 27,000 trees have been installed within streets, parks, reserves, and natural bushland areas. The plantings are achieving improved amenity of highly valued community facilities, streetscapes, parks, and reserves and have potential for significant gains in canopy cover and urban heat reduction as the canopy continues to mature.

Council has been successful in gaining funding under the NSW Government's Greening our City Program for seven separate projects. This has seen the installation of more than 6,000 trees into the urban forest throughout 2020-2023 with an additional 2,070 street trees to be installed in 2023-24, and a further 3,000 trees into reserves to create a micro-forest carbon sink providing dense canopy and cooling benefits.

The program also included establishing a seed orchard of Camden White Gums at Elizabeth Macarthur Reserve. Fifty Camden White Gums were also planted at Ferguson's Land Cricket Facility. These genetically diverse trees will help to ensure the survival and resilience of this threatened species and will be maintained and monitored through a partnership under the Saving our Species program.



Building Community Support Council's successful Love Your Tree program recognises members of the community that

pledge to adopt a public tree. So far 300 residents have signed up, with participants receiving a care package including a Love Your Tree bucket, gloves, a native shrub for their own garden, information on how to love their tree, and a certificate to recognise their commitment.

Each year Council gives away native plants to schools, preschools and the community as part of our celebrations for Schools Tree Day, Picnic in the Park and at various events and workshops. In 2022 eight schools and twenty-seven pre-schools were provided with 20 native plants to install and increase green cover for habitat as part of Schools Tree Day.





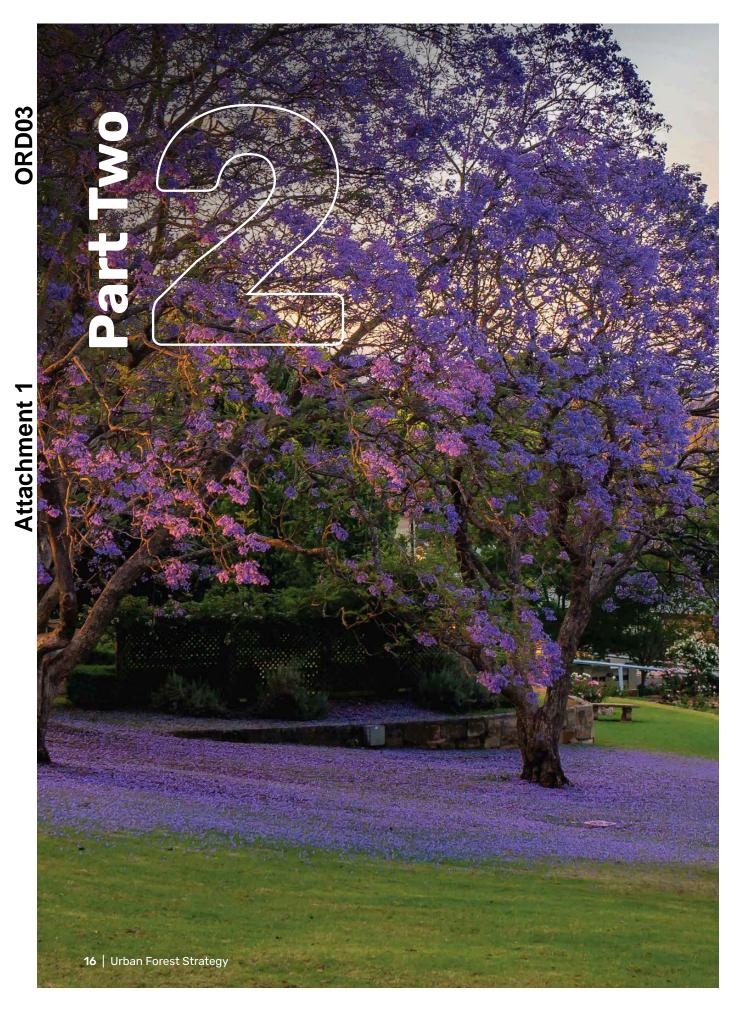
Improving Data Management

Trees are often thought of as static elements in the landscape; however they are living organisms with a lifecycle and their wellbeing is dependent on a range of environmental factors and requirements including human intervention. Council is investing in improving data management capabilities to facilitate building a quantifiable tree inventory to better manage these assets now and into the future.



Camden Community Nursery Council was successful in its application for \$4 million under the WestInvest Community Project Grants program to build a community nursery at Smeaton Grange. The nursery will focus on the propagation of local native species and significantly enhance Council's capacity to deliver urban forest and urban greening projects into the future.







Camden Context

Camden Council is the fastest growing Local Government Area in New South Wales, with the population forecast increase from 119,951 to more than 240,000 by 2036.

The Camden LGA covers a total land area of about 200 square kilometres, bounded by Liverpool City Council in the north, Campbelltown City Council in the east, and Wollondilly Shire Council in the south and west. Camden is a dynamic urban place which is defined by its unique history, rural backdrop with many opportunities presented by urban development and population growth. As a rapidly growing area containing a mix of agricultural land, country towns and villages, new residential areas, commercial and industrial development and in the context of a new airport (Western Sydney Airport), the Camden LGA offers unique opportunities for investment.

Camden LGA's population is expanding exponentially, and the diverse community still benefits from a rich cultural and rural settings with cafes, growers' markets, galleries and facilities set amongst the natural environment, with busy retail, industrial and commercial hubs spread across the LGA. Council is effectively balancing this new urban growth with the existing semi-rural country feel by providing people with the option to enjoy both urban and rural lifestyle.

Trees, shrubs and groundcovers are an essential aspect of urban areas, providing important social, economic and environmental benefits to the landscape and the community. Council manages the urban forest that includes over 50,000 street trees and over 70,000 park trees, plus gardens in streets, parks and town centres.

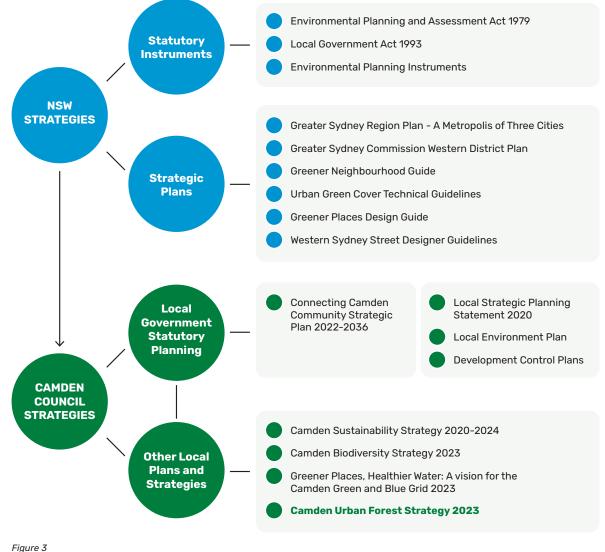
Council and the NSW government have made commitments to increase tree canopy through various programs. With the increased and rapid development pressure in the LGA, there is a need to ensure the urban forest is well planned and managed so that it contributes to a liveable city and the wellbeing of the community.

Strategic Context

This Urban Forest Strategy sits under a number of important strategic documents and is the link between the longer-term strategic desires and the operational delivery of urban forest actions.

Camden's urban forest is protected and managed through a framework of state and local laws, policies and programs. The documents and strategies that guide and influence Camden's urban forestry are shown in Figure 3. Camden is a part of the Western Parkland City vision of Metropolis of Three Cities. The Greater Sydney Green Grid is the fundamental element for amenity across the Western Parkland City with a vision for a city that is landscape-led. The vision relies on increased tree canopy cover to provide shade and shelter for walkable neighbourhoods, prioritising the value that the South Creek corridor provides. Camden is expected to experience the highest increase in population in the Western Parkland City with strong growth across all age groups.

This Strategy is set to respond and achieve the goals of Camden's local planning documents, strategies, and plans. In the CSP, the objectives and strategies for a balanced Camden include actions to maintain, protect and increase Camden's tree canopy (B1.2) and to invest in environmental protection, restoration and urban greening (B1.1).



Strategic context of Camden's Urban Forest Strategy

Community Views

As an important step in building the capacity of the community to assist with management of the urban forest, Council asked the community about the urban forest and its importance in early 2023 through an online survey and engagement tools.

Overall response

Overall, the community views on the urban forest across all contributions were positive and insights from the feedback include:

- Community Strongly Agree to the various values and benefits of trees
- Community Strongly Agree that there should be more urban forest (86%) and it needs to be protected (74%)
- Community Agree that they need to be engaged in urban forest management in their neighbourhood (50%)

- Close to half the respondents do not feel their streets are shady
- Incentives to plant trees and information and advice are needed to encourage people to plant trees on their property
- Community is unsure if the urban forest is well managed and maintained (32%)

What do people like about street trees and urban forest?

- Creates cooler places
- Good for mental health
- Attracts wildlife
- Provide cooling on hot days
- Provides shade and greenery
- Adds value to neighbourhood
- Aesthetics
- Connects to nature
- Visual Value to streets





Camden's Urban Forest Today

In order to develop a Strategy for improvement, it is important to understand the current state of the urban forest.

An analysis of the following data has been undertaken to understand the current state of the urban forest across Camden.

Available data used for the assessment of the urban forest included:

- Basic land information including land ownership, property, road, footpaths and other;
- Future development and population data

- Walking, cycling and fitness trails
- Spatial layers of possible tree obstructions (streetlights)
- Greater Sydney Region Tree Canopy to Modified Mesh Block 2019 (DPE)
- Greater Sydney Region Urban Vegetation Cover to Modified Mesh Block 2016 (DPE)
- Social data (ABS) including the SEIFA index, and human health and heat vulnerability indicators

The maps and information provided in this document use this data with Figure 4 providing an overview of the current tree canopy cover (DPE 2019) for the LGA. This information combined with available datasets helps to identify areas where urban forest action is most needed and where action could be targeted as part of the implementation of this Strategy.

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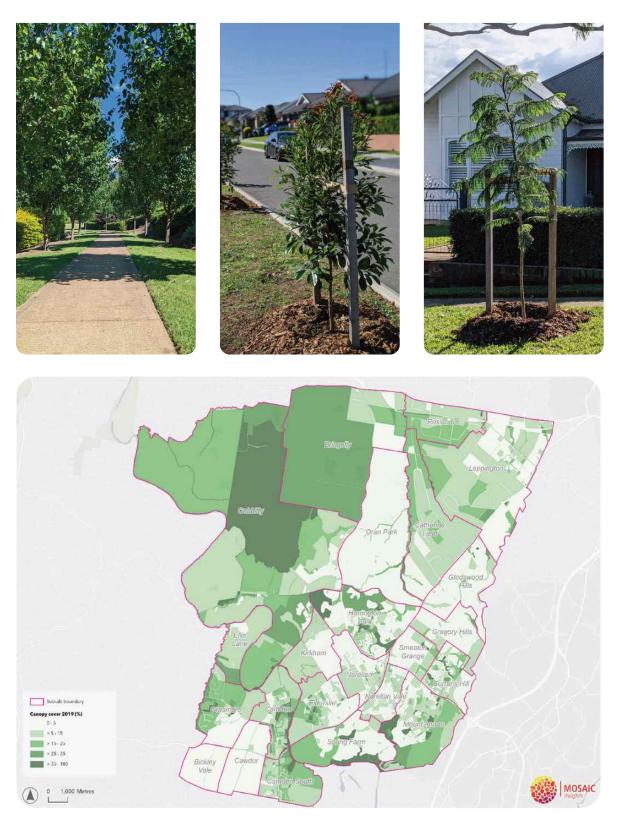


Figure 4 Camden's tree canopy cover to Modified Mesh Block (DPE, 2019)

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Canopy Analysis

The current canopy and change in canopy for Camden was assessed using the NSW Government's SEED canopy data for 2016 and 2019. Canopy cover and change in cover was assessed at the LGA level and suburb scale. Analysis included whole suburbs as well as canopy cover over different land uses.

The canopy analysis for Camden shows that:

- The 2019 canopy cover was 15.28%.
- New greenfield suburbs such as Gledswood Hills and Oran Park have very low overall canopy coverage in 2019. This is due to age of plantings and has not taken into account the future canopy from extensive plantings being undertaken in these new residential development areas
- Rural and agricultural suburbs, such as Cobbitty and Bringelly have the highest canopy coverage (25.6% and 26.5% respectively) in 2019 however these areas are likely to experience significant development in the coming years that will cause pressure on its existing canopy
- Open space has cover ranging from above 30% to below 5%. There are large areas of open space with canopy under 5%, noting that the data did not separate sports fields from other open space

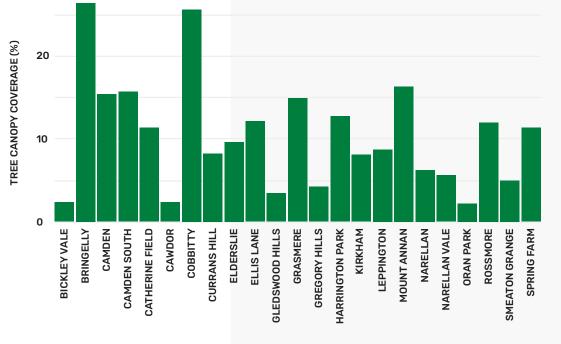


Figure 5

Tree canopy coverage (%) across suburbs (DPE, 2019)

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Most suburbs saw a decline in canopy coverage between 2016 and 2019, except for Cobbitty and Bringelly When considering the LGA as a whole, street canopy coverage is very low (6.1%), this canopy percentage (%) reflects the low capacity for canopy on major roads and transport corridors which are outside of Council's control Figure 6 represents the change in canopy from 2016 to 2019. Rossmore is observed to have the highest negative canopy growth in the LGA with a 10% decrease over this period of time. Other significant decreases were identified in Camden South, Catherine Field, Harrington Park, Leppington and Narellan Vale. Only two suburbs, Cobbitty and Bringelly, were observed to have an increase in canopy cover throughout that period. 5 0

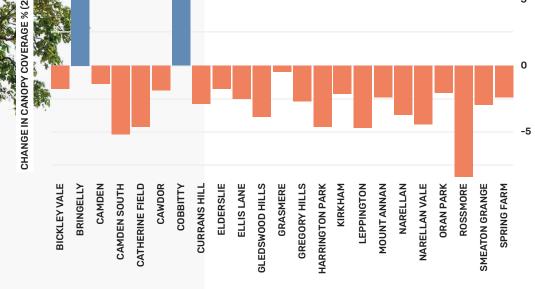


Figure 6 Change in canopy coverage by suburbs (2016 to 2019)



Heat and Vulnerability

As one of the significant climate change hazards for Camden, it is important to understand where the community is most vulnerable to the impacts of urban heat. The most recent Heat Vulnerability Index (HVI) data available is from 2016 which is likely not reflective of community vulnerability to extreme heat in new, rapidly developing suburbs (e.g. Oran Park). New SEIFA indices (a component of the HVI index) will be released later in 2023, allowing community vulnerabilities to heat to be characterised in growth suburbs.

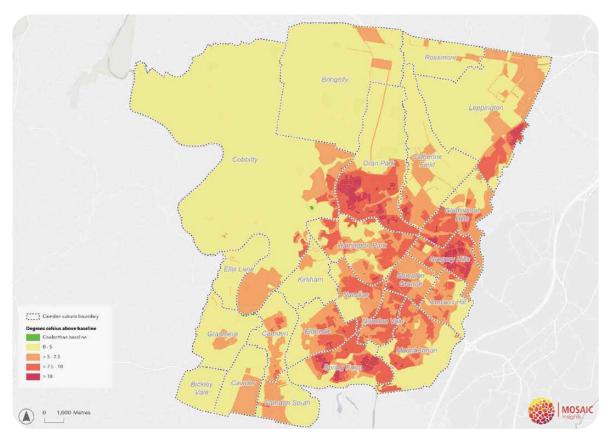


Figure 7 Urban Heat Index across Camden LGA (DPE, 2016)

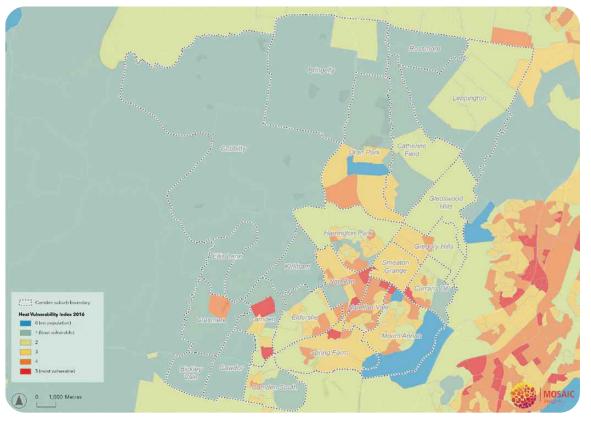


Figure 8

Heat Vulnerability Index across Camden LGA (DPE, 2016)

Analysis of available data on current canopy and urban heat vulnerability (Figure 7 and 8) found that:

- Urban Heat Island (UHI) effects are most pronounced in blocks within new residential developments (Oran Park, Gregory Hills, Spring Farm), with peak summer temperatures recorded of over 10 degrees Celsius above baseline in 2019
- Older, established suburbs with higher tree canopy coverage (like Camden, Mount Annan and Elderslie) appear to have less pronounced UHI effects, with residential areas recording peak summer temperatures 5-10 degrees Celsius above baseline
- Suburbs such as Cobbitty, Bringelly and Bickley Vale recorded negligible to small UHI effects.
- The centre of the suburb of Camden is notable for its residents having the highest vulnerability to extreme heat, as do pockets of older suburbs such as Narellan, Narellan Vale and Spring Farm
- Open space with high canopy coverage can act as refuges from urban heat

- Spring Farm, Harrington Park, Mount Annan, Camden and Camden South contain wellshaded community areas within their boundaries
- Significant tree planting is continuing in new development areas however there is capacity to improve future canopy in these areas focusing on cycle ways and vulnerable high use pathways
- Canopy cover over streets is very low (6.1%) making cycling and walking less desirable especially in the summer months

Urban heat and climate change will also have an impact on the vegetation that will thrive and survive as temperatures rise.

Key Pressures and Challenges

Urban forests face multiple pressures and challenges. Climate change, population increase and urbanisation, limited availability of urban forest data, organisational capacity, variable community support for the urban forest and resources to manage urban forests all contribute barriers to the growth and health of Camden's urban forest. The strategic objectives of this Urban Forest Strategy were formed to respond to each pressure and challenge faced by Camden Council and community.

Pressures

Climate change is increasing the frequency, severity, and duration of extreme weather events including heatwaves, droughts, floods, bushfires and storm events. Each of these hazards poses a significant threat to trees and other vegetation.

Research undertaken by the School of Ecosystem and Forest Science at the University of Melbourne (2016) found that in addition to these hazard related impacts the urban forest is also vulnerable to ongoing and gradual impacts of climate change associated with increasing temperatures.

Even under a moderate warming scenario there are likely to be many existing species that will no longer be considered suitable⁵ for Camden's climate.

At the same time, Camden is forecast to increase from the current population of 119,951 to more than 240,000 by 2036. This exponential rise in population and associated development is causing pressure on the existing land and resources.

The space needed for trees is compromised for development purposes and for other conflicting priorities such as line of sight requirements from pedestrian crossings and street intersections, footpath width requirements and parking.

Challenges

Organisational capacity and complexity of needs often hinder the delivery of best practice management and maintenance of urban forests. The leadership and management of the organisation (having the right skills and knowledge, decision making processes, reporting and continuous improvement), the availability of good data and analysis, sound engagement with community and others and the clear planning needed for a thriving urban forest are all essential in managing and delivering best practice urban forestry.

> Managing the development pressures and responding to development that is often outside of the control of Council is a significant challenge and one faced by most local governments across NSW. Integrating urban forestry outcomes (trees, understorey plantings, water sensitive urban design and soil health) into all areas of Council challenges the status quo. Institutional barriers to change can be significant challenges to implementing a best practice Urban Forest Strategy.

Limited resourcing is often listed as the largest challenge to the delivery of best practice urban forestry. While lack of funding can be a significant barrier, resourcing is also best considered in a broad context to include funding, staff numbers and time allocated to urban forest management, the availability of evidence and data and the ability to analyse it.

Limitations

This Strategy relies upon information from 2016 and 2019, however due to the growth being experienced within the Camden LGA there are limitations of this data. The release of the 2022 Greater Sydney Canopy Dataset delivered from the NSW Department of Planning and Environment, expected in 2023, will provide more detail enabling further review particularly areas to target for future planting programs.

⁵Kendal and Baumann, 2016, The City of Melbourne's future urban forest: identifying vulnerability to future temperatures, Report to the City of Melbourne

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Priority Areas for Urban Forest Enhancement

An analysis of the available data has identified the following areas as worthy of focus for increasing canopy and improving the urban forest. Figure 9 highlights areas of Camden that have high heat vulnerability and socio-economic disadvantage while also having canopy cover of less than 10%. These areas should be considered as a priority for the delivery of projects that will increase tree canopy coverage.



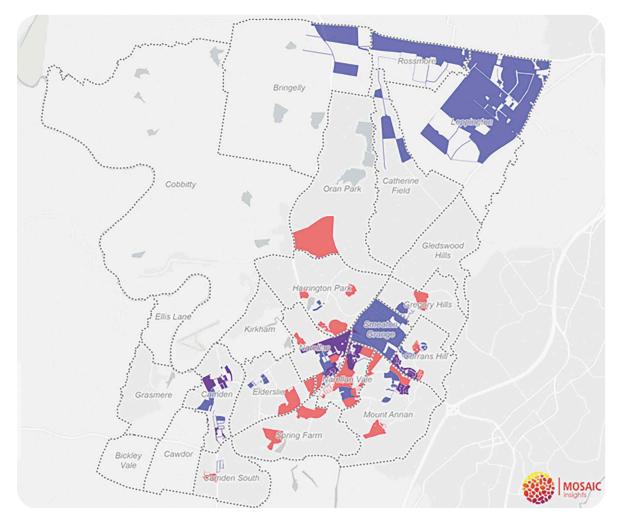


Figure 9

Areas of Camden that are most vulnerable to urban heat

Suburb boundary

- HVI 4-5 (2016) and canopy cover <= 10% (2019)
- SEIFA state decile 1-5 (2016) and canopy cover <= 10% (2019)
- SEIFA state decide 1-5 and HVI 4-5 and canopy cover <= 10%

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Attachment 1

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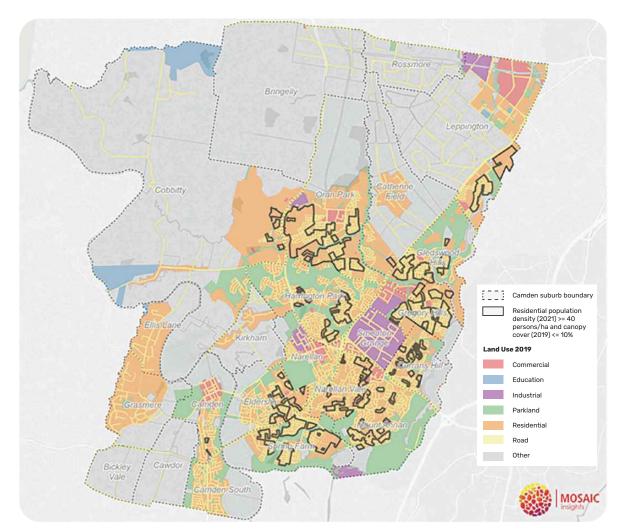


Figure 10

Camden land use and residential areas showing low canopy (<10%)

- Areas in red show communities that have a high proportion of residents vulnerable to urban heat and existing low canopy over (<10%) including areas in Oran Park, Harrington Park, Gregory Hills, Narellan and Narellan Vale, Currans Hill, Mount Annan, Camden, Camden South and Elderslie
- Areas in light purple show communities that experience highest socio-economic disadvantage combined with low canopy cover (<10%) including areas in Leppington, Catherine Field, Gregory Hills, Smeaton Grange, Narellan and Narellan Vale, Currans Hill, Mount Annan, Spring Farm, Camden South and Elderslie
- Areas in purple show communities with both high vulnerabilities to heat and socio-economic disadvantage with existing low canopy (<10%) including parts of Narellan, Narellan Vale, Currans Hill, Mount Annan and Camden

Further analysis and consideration of this data is required in the development and implementation of projects to ensure that local characteristics and any recent changes in land use and canopy cover are considered.

Given the increased population and associated development it will be important for Council to focus attention on continuing to improve the urban forest outcomes particularly in new development areas.

Figure 10 highlights the residential areas of Camden that have the lowest canopy (<10%). Some of these areas are newer developments and so canopy cover in 2019 will not be as evident as it may be now or will be in ten years e.g., Oran Park. This data is helpful to identify priority areas where Council knows there has been no active tree planting in the past five to ten years e.g., in older suburbs.

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Figure 11 shows the tree canopy coverage by land use in Camden. The lowest tree canopy cover is observed in lands zoned commercial, industrial and roads with around 5% canopy cover, while the highest canopy cover is observed in education zones and in parklands with above 20% canopy cover.

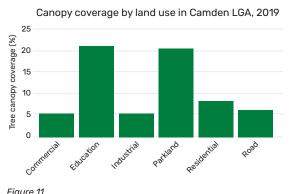
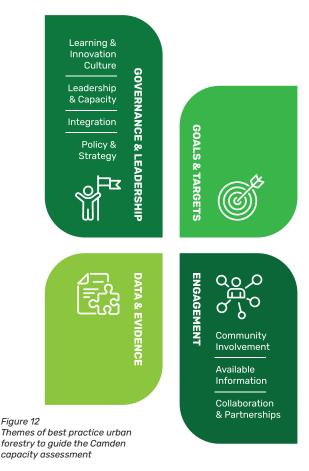


Figure 11 Tree canopy by land use (DPE, 2019)

Council Capacity

To achieve best practice urban forestry, it is important to understand where Camden has high capacity to deliver urban forestry outcomes as well as the areas needing improved management approaches.



Governance, Data, Engagement and Targets

Camden Council's capacity for urban forestry was assessed using a capacity assessment framework and tool informed by the NSW Government's Greener Neighbourhoods Guide; Urban Green UP's Nature based solutions decision support tool developed by Thami Croeser, and the CRC for Water Sensitive Cities Transition Dynamics Framework.

The assessment consisted of four main themes and seven subthemes (Figure 12) with success in each theme including:

GOVERNANCE AND LEADERSHIP

A learning and innovation culture exists and is supported by formal policy and dayto-day behaviours. There are performance plans in place that support collaboration and integration.

ENGAGEMENT

There is a strong track record of successful engagement processes and participatory decision-making for complex urban issues. There is in-house, expert support for engagement of stakeholders.

• GOALS AND TARGETS

Clear drivers exist which are formal and well described for both public and private land. Relevant statements are included in the CSP and LSPS. There are corresponding objectives in the Delivery Program (DP), Operational Plans (OP) and budgets of several teams across Council. Management are driving better practice and participate at key stages in decision- making and planning.

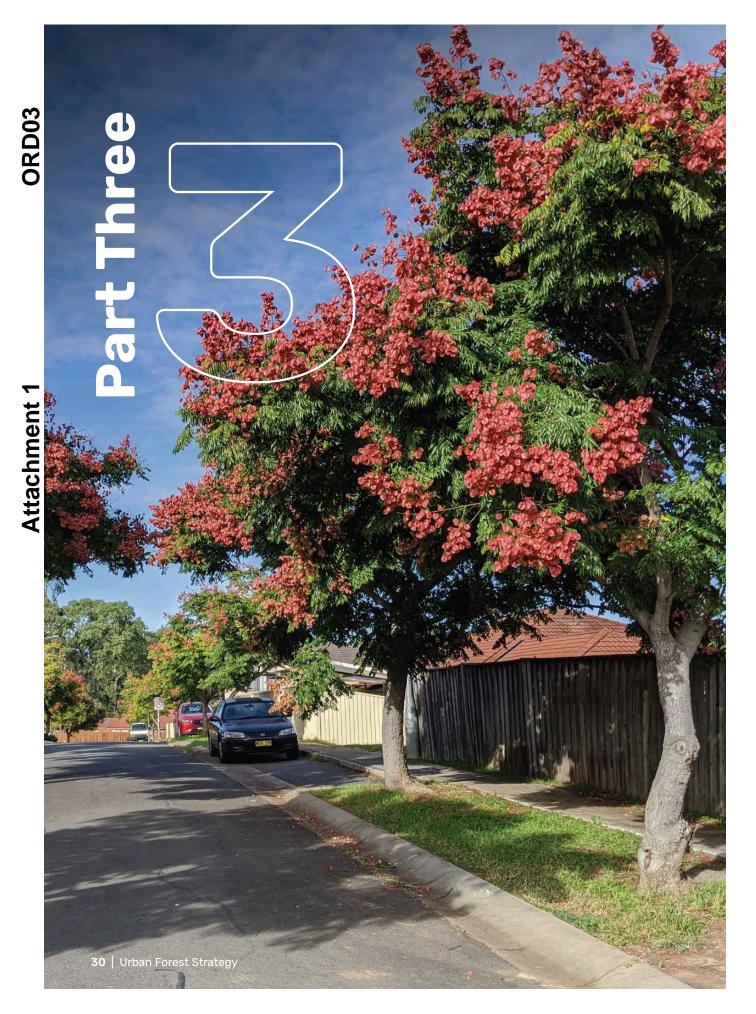
• DATA AND EVIDENCE

There is a wealth of data and information available across disciplines and the organisation to enable and inform decision making and management.

 Council's capacity in relation to the four themes of best practice urban forestry was assessed to be at the beginner level. This information has been used to help set the objectives and actions that will focus attention on the areas of concern and drive improvements in the management of the urban forest.

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Strategy

The Camden Urban Forest Strategy 2023 will guide action by Council, the community and others to deliver improved urban forestry to public and private landscapes across the Camden LGA.

Camden Council has gathered available evidence about the urban forest and Council's own capacity to deliver best practice management. This evidence has influenced the Strategy, its long-term vision and outcomes, the strategic objectives, and major actions.

Strategic Framework at a Glance

Camden has set a long-term **vision** to 2050 for this Strategy in the knowledge that it takes more than ten years to achieve the outcomes desired.

There are six **outcomes** that will determine if Camden has achieved its vision for a thriving urban forest. They are statements to guide efforts by Council and the community in managing and growing the urban forest. They provide a link to the strategic objectives and a structure for long-term reporting on indicators.

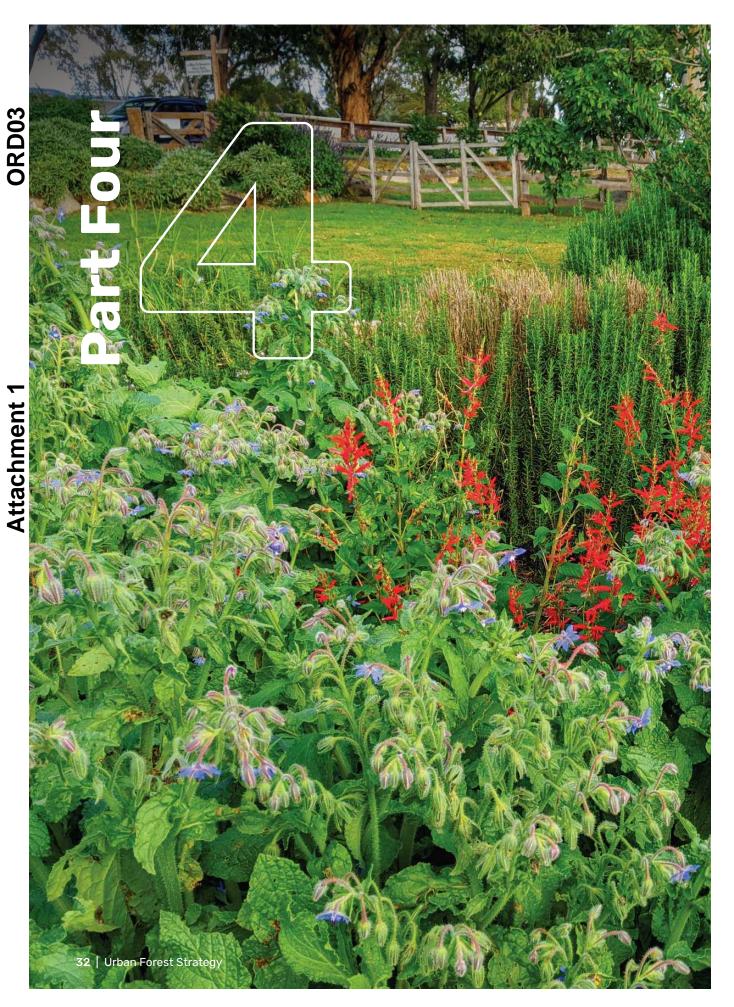
The five **strategic objectives** will guide activity and actions by Council and their partners around the protection, enhancement and growth of the urban forest. The objectives respond to the current challenges and pressures faced by the urban forest in Camden in 2023. They are designed to be revised within five years.



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Action Plan

Purpose

Council has committed to creating a healthy urban and natural environment and improving sustainability. This action plan details the various activities Council plans to undertake through the next five years and beyond, to recognise the importance of the urban forest in Camden and identify the actions we will take to protect, enhance and support the urban forest.

Achieving the Vision and Outcomes

This action plan is linked to the vision and outcomes for each strategic objective:

1.	Assets
2.	Capacity
3.	Data
4.	Canopy
5.	Communications

Prioritising Actions

Actions will be targeted for implementation over the short term (0-2 years), medium term (3-5 years) or ongoing.

Resourcing

The urban forest requires ongoing maintenance and significant resourcing will be needed to protect, enhance and support the urban forest. Where possible, Council will seek funding support through partnerships, grants and other initiatives to support and enhance our actions.

Monitoring and Review

Council will report annually on the key achievements, highlights and challenges associated with implementing this action plan. This Strategy and action plan will be reviewed in 2028 to ensure we are on target to reach the outcome and vision and to make changes as needed.

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To manage the urban forest as an essential asset and integrate with water, soils and other infrastructure

You need to know what you have, to know how to manage it. The ability to map, track, manage and monitor public tree assets will allow Council to identify and mitigate risk, plan and budget for future maintenance and renewal programs and inform future planning and strategic directions more readily and proactively.

How will we measure our success?

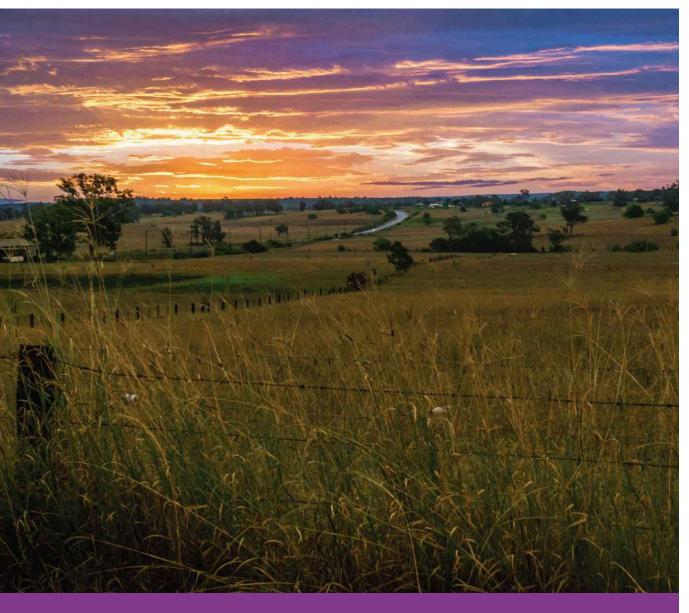
- Council has access to good data and information with a complete inventory of all trees on public land
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Asset 🖉

Ref	Action	Priority	Outcomes
ASSET.01	 Complete an inventory of all trees on public land including streets and parks: Prioritise data collection in the higher risk areas (town centres, bus stops, parks with playgrounds) and those areas with lowest canopy or greatest vulnerability Data being collected to include genus, species, age class, useful life expectancy (ULE), risk, priority works and vacant tree sites 	Short	Baseline data and information about public tree assets
ASSET.02	 Develop an internal network to determine the future methods for: Including urban forestry elements (trees, vegetation, soils and water) in the design of new infrastructure Workflows for renewal and maintenance of all assets 	Short	Trees are included with other asset management planning and delivery processes
ASSET.03	Identify and document a procedure to address conflicts between trees and hard assets that prioritise tree retention, use new approaches that demonstrate better outcomes between trees and infrastructure conflicts.	Short	Shifts in practices for integrated asset maintenance
ASSET.04	Require developers to provide an inventory of all new public trees as part of their works as executed and include new trees into the Camden Tree Asset Management System.	Short	Integrated and current urban forest asset data base
ASSET.05	Develop an Asset Management Plan for public trees – Street Tree Masterplan or Precinct Plans.	Medium	Trees recognised as an asset
ASSET.06	Integrate maintenance and tree management programs into tree asset management systems.	Medium	Integrated and current urban forest asset data base
ASSET.07	Quantify species diversity and resilience of the urban forest.	Medium	Climate resilience of tree populations

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To increase the organisation's capacity to manage and respond to urban forestry challenges

Improving Council's capacity in the four main themes of Governance and leadership; Engagement; Goals and Targets; and Data and Evidence will enable Council to deliver and manage a more sustainable urban forest.

How will we measure our success?

• Council's capacity for urban forest management is increased

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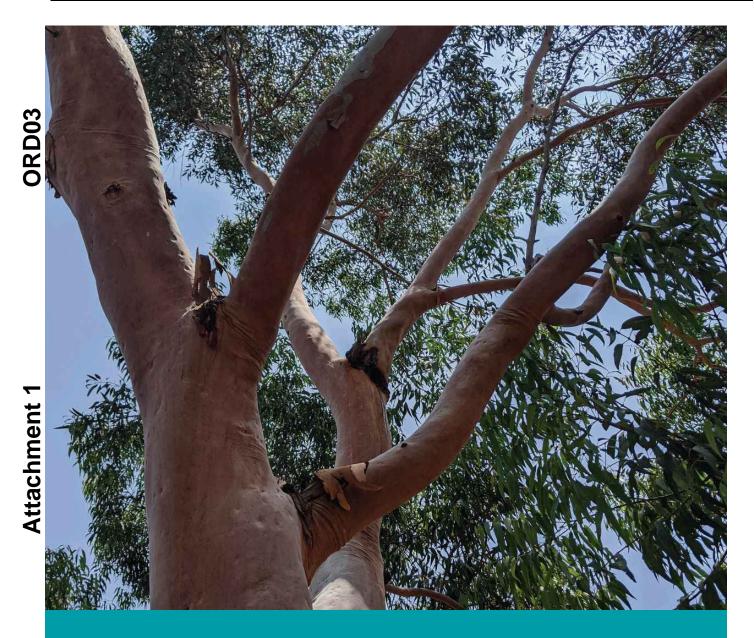
Capacity 🚽

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Ref	Action	Priority	Outcomes
CAP.01	 Develop a plan to build the capacity of staff across Camden. Focus on priority areas: Knowledge and innovation Awareness and integration Data, evidence and monitoring Sharing information Engagement of community and other partners 	Short	Training needs are mapped and resources allocated
CAP.02	 Identify champions at all levels of Council to advocate for protecting and enhancing the urban forest to achieve its vision around core issues: Transition to a climate resilient urban forest Innovations in planting in new developments and in public streets Data and information Community literacy around the urban forest 	Short	Urban forest outcomes are achieved across the Council
CAP.03	Regularly review progress against the urban forest capacity assessment.	Medium	Continuous improvement and best practice management
CAP.04	Foster partnerships with key stakeholders including the Australian Botanic Gardens Mount Annan, to increase knowledge and capacity of staff and the community about urban forestry.	Ongoing	Increased knowledge for Camden Expanded capacity to deliver urban forestry actions
CAP.05	Utilise best practice examples from both within and outside of Council to profile as demonstration sites to build the capacity and understanding of key staff.	Ongoing	Evidence of best practice and innovation

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💬 3. Canopy

To increase canopy cover and urban forest across the LGA especially in priority areas An increase in canopy will provide significant environmental and health benefits for the community including shading and cooling, healthier communities and increased biodiversity. However, challenges and pressures such as rapid population growth and associated development resulting in increased competition for space and impacts of climate change will need to be carefully managed to progress towards achieving canopy cover targets.

How will we measure our success?

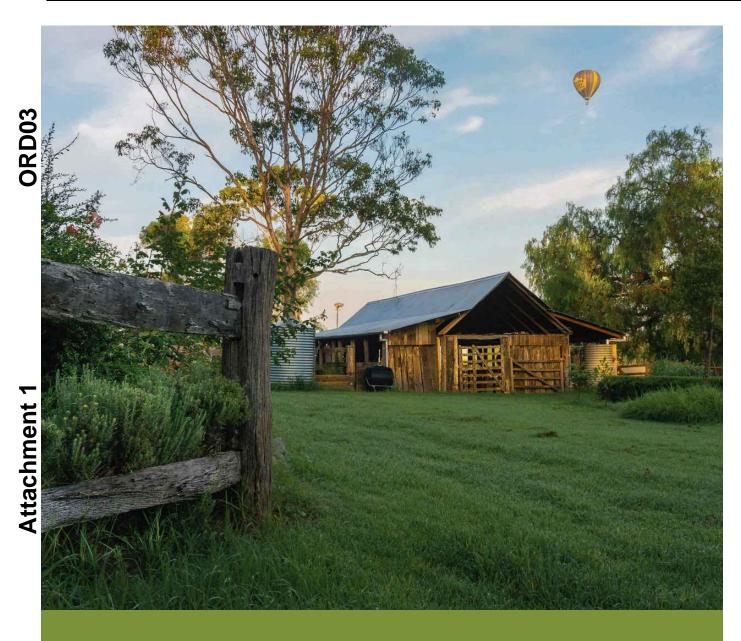
- Canopy cover increases across the LGA
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Ref	Action	Priority	Outcomes
CAN.01	Investigate amendments to planning controls to increase tree canopy cover and greening.	Short	Statutory directions provided for urban forestry
CAN.02	Review and establish procedures and criteria that will be used to assess tree removals for tree retention on private property.	Short	Maintenance of canopy cover in the private domain
CAN.03	Establish compliance processes for tree protection (conditions and illegal removals) and replacement tree planting.	Short	Maintenance of canopy cover in the private domain
CAN.04	Adopt a species selection framework and undertake a comprehensive review of species lists with regards to climate risk .	Short	Climate resilience in tree populations
CAN.05	Council projects incorporate minimum tree planting requirements in line with the NSW Greener Neighbourhoods Guide for canopy cover.	Short	Increased canopy cover
CAN.06	Adopt the NSW Government's Greener Neighbourhoods Guide land use targets.	Short- medium	Developer led provision of future canopy and urban forest assets aligned with Council's Strategy
CAN.07	Prepare Urban Forest Guidelines to guide best practice tree and urban forest delivery.	Short- medium	Developer led provision of future canopy and urban forest assets aligned with Council's Strategy
CAN.08	Review existing street design guidelines for public and private domain and adopt for Camden Council.	Medium	Trees integrated into capital works
CAN.09	Develop an urban forest prioritisation process and prepare tree planting plans for priority sites.	Medium	Council resources allocated to highest need areas
CAN.10	Identify opportunities and sites to increase structural diversity of the urban forest in open space and road reserve and support expansion of native vegetation (understorey planting) from natural areas into the surrounding urban streets and neighbourhoods.	Medium	Increased diversity of the urban forest
CAN.11	Seek opportunities to enhance tree planting programs through partnerships, grants and other opportunities.	Ongoing	Increased canopy cover

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🔊 🛛 **4. Data**

To improve decision making around the urban forest through the use of robust data and best practice analysis

Successful management of the urban forest relies on the availability of high quality and locally relevant data. Significant improvements have already been made towards building understanding of the urban forest; however, opportunities exist to build on this data and increase analysis to enable decision making, project planning and monitor the success of initiatives to improve the urban forest.

How will we measure our success?

- Locally relevant canopy targets established and monitored
- Urban forest data used as an input for decision making and project planning

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Data 🔊

Ref	Action	Priority	Outcomes
DATA.01	Understand the data being captured for private tree removal and replacements and how this information can assist with improving tree retention and replacements.	Short	Increased canopy on private property
DATA.02	Establish a baseline measure of canopy cover percentage at various scales including locally relevant and realistic targets.	Short	Ability to report on canopy targets
DATA.03	Develop a process to capture plantings undertaken by staff from across the organisation.	Short	Ability to report on tree plantings
DATA.04	Review and identify priority areas for planting projects based on latest available data from the NSW Government.	Short	Priority areas identified for project delivery
DATA.05	Integrate data across roads and footpath upgrades and or renewals, traffic planning and traffic calming devices, stormwater management to identify opportunities to include large tree plantings and urban forestry outcomes.	Medium	Integrated multifunctional outcomes and more large trees in the public domain
DATA.06	Review and report on canopy cover and canopy cover change every 4 years using standard methodology to allow comparisons.	Medium	Known changes and improvements in canopy cover
DATA.07	Estimate canopy growth in focus or priority areas, and assess capital up-front costs and maintenance costs for priority precincts and sites (e.g. West Invest project sites) to compare various options of increasing canopy.	Medium	Confidence that efforts made now will positively impact future canopy cover
DATA.08	Integrate datasets to improve analysis and decision making to create a baseline.	Medium	Robust baseline data and data management

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To communicate with and engage the community and key stakeholders in urban forest management

Building community awareness, understanding and support for the urban forest will be crucial to the delivery of this Strategy on both public and private land.

How will we measure our success?

- The community values and understands the urban forest
- Increased community participation in urban forestry

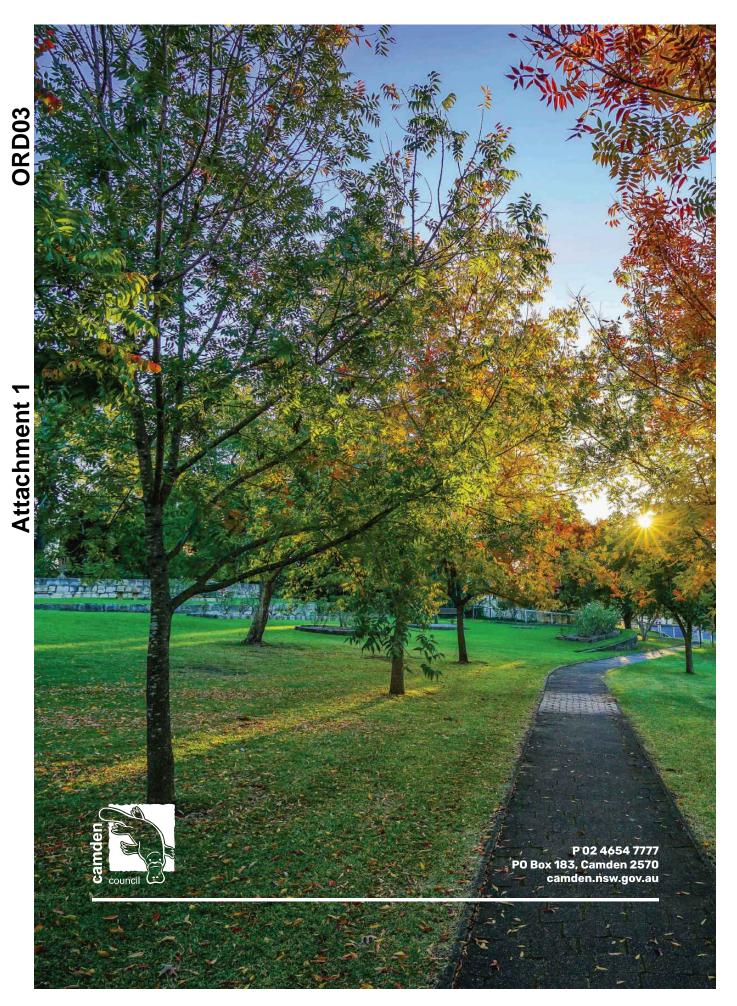
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Communications

Ref	Action	Priority	Outcomes
COMM.01	Develop a community engagement program to promote the benefit of trees.	Short	Council has a clear plan and actions for communications and engagement
СОММ.02	Increase understanding of community barriers and develop incentives.	Short	Increase community participation in urban forestry
COMM.03	Develop or find relevant case studies and/or local demonstration projects to promote best practice urban forestry.	Short	Increase awareness and capacity
COMM.04	Investigate the opportunity to include urban forestry and trees as a category in the Annual Garden Competition.	Medium	Increase awareness of the importance trees
СОММ.05	Engage the community and other stakeholders on trees and urban forestry planting in parks and open space.	Medium	Increase community participation in urban forestry
COMM.06	Promote private tree application process and FAQs.	Medium	Increase community awareness
COMM.07	Leverage opportunities at the new community nursery to provide trees to the local community and deliver workshops to increase engagement around the value of trees.	Medium	Increase awareness and capacity
COMM.08	Align community campaigns with on ground works.	Ongoing	Increase community awareness

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1 Reference to th valued and seer essential asset of disingenuous an accounted for a essential asset. Concern with th middle target (f	Reference to the urban forest as being valued and seen and managed as a essential asset comes across as disingenuous and suggests it should be accounted for and capitalised as an essential asset. Concern with the wording of the	Assets are capitalised with Council's Asset Accounting and Capitalisation Policy which does not include the capitalization of trees or open space. Implementation of	No amendment to the draft Strategy is proposed
valued a essentia disingen account essentia Concern middle t	Ind seen and managed as a l asset comes across as uous and suggests it should be ed for and capitalised as an l asset.	and Capitalisation Policy which does not include the capitalization of trees or open space. Implementation of	Strataav is nronosad
essentia disingen account essentia Concern middle t	I asset comes across as uous and suggests it should be ed for and capitalised as an I asset. with the wording of the	capitalization of trees or open space. Implementation of	Juarcey is proposed.
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account. essentia Concern middle t	ed for and capitalised as an l asset. with the wording of the	action ASSET.01 will enable Council to place a value on	
essentia Concern middle t	l asset. with the wording of the	public trees.	
Concern middle t	with the wording of the		
middle t		The Sustainability Strategy 2020-24 adopted a goal of	The middle target has been
	middle target (Page 12) and Council's	increasing tree canopy by 25% based on 2019 canopy	amended to provide a clearer
ability to	ability to meeting urban canopy	levels. In 2019, the tree canopy for the Camden LGA was	representation of the target
targets.		15% which means that the target is 19% in 2024.	adopted in the Sustainability Strategy 2020-24
Suggests	Suggests increasing the number of	Council acknowledges the importance of planting	No amendment to the draft
endemic	endemic native species and native	endemic native species and native flowering species	Strategy is proposed.
flowerin	flowering species which are planted in	throughout the LGA to increase biodiversity. In 2022/23,	
the LGA.		of the 870 trees planted under the Greening Our City	
		grant program, 76% were native species and 24% were	
		endemic species. In addition, in recent years over 25,000	
		native species have been planted as part of restoration	
		projects at John Oxley Reserve, Narellan Sports Hub,	
		Fergusons Land Cricket Facility and Elizabeth Macarthur	
		Reserve.	
2 The Stra	The Strategy is high level and lacks	The draft Strategy includes 39 actions arranged under	No amendment to the draft
specific	specific details of how it will achieve	five strategic objectives which will progress Council	Strategy is proposed.
the targ	the targets; however has merits in the	towards achieving the tree canopy targets.	
critical p	critical planning to develop the		
impleme	implementation strategy.		
Suggests	Suggests there should be a focus to not	It is acknowledged that areas in the north-west of the	No amendment to the draft
only imp	only improve canopy cover in urban	Camden LGA have been biodiversity certified which	Strategy is proposed.
areas bu	areas but a focus on maintaining the	means that there will be some loss of tree canopy as this	
current	current higher cover in suburbs such as	area is developed. The draft Strategy identifies actions	
Bringelly	Bringelly and Cobbitty before they are	under five strategic objectives to respond to challenges	
lost to d	lost to development.	such as development pressures.	

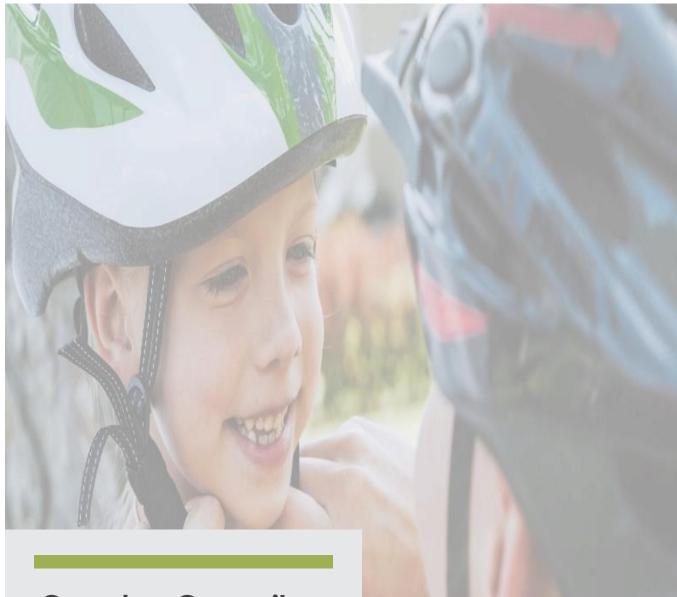
Draft Urban Forest Strategy – General Submissions Response Table

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Attachment 2

Attachment 2

	Suggests an investment into connection to recreational facilities such as a cycleway from Cobbitty to Cut Hill Reserve	The provision of connection to recreational facilities is outside the scope of the draft Strategy. However, Council does consider active transport connections to recreational facilities in the planning for new and upgraded facilities.	No amendment to the draft Strategy is proposed.
ĸ	Notes that trees keep temperatures down and the shade reduces the use of power to cool. Notes that large areas of dark roofs and houses sitting close to each other does not fit this proposal.	Council acknowledges the multiple benefits that the urban forest provides the wider community include shade and cooling. The use of dark-coloured roofs and closeness of dwellings to one another is outside the scope of the draft Strategy.	No amendment to the draft Strategy is proposed.
	Suggests planting street trees, parks with forests and make developers include yard space for medium to large trees.	Council has an active program of tree planting with over 27,000 trees installed within streets, parks, reserves, and natural bushland areas since 2021. Action CAN.06 will facilitate developer led provision of future canopy and urban forests aligned with Council's draft strategy.	No amendment to the draft Strategy is proposed.
	Suggests keeping forest areas we do have and improve them.	Council acknowledges the importance of our urban forest and the actions identified in the draft Strategy support protecting and enhancing this as well as Council's Biodiversity Strategy 2023.	No amendment to the draft Strategy is proposed.
4	Concern regarding street trees in Macleay Reserve Harrington Park.	The request for new trees has been included in the planting program to be installed by the end of 2023.	No amendment to the draft Strategy is proposed.
2	Concern regarding the reference to Oran Park having low canopy cover (Page 25)	Canopy cover over streets is very low particularly in new development areas making cycling and walking less desirable especially in the summer months. Significant planting has been undertaken in some new areas and the trees once established will provide canopy cover. However, there is capacity to improve future canopy focusing on cycleways and vulnerable high use pathways to reduce urban heat vulnerable like.	The wording of the second last dot point has been amended to read 'Significant tree planting is continuing in new development areas however there is capacity to improve future canopy in these areas focusing on cycleways and wulnerable high use nathways'



Camden Council Section 7.12 Development Contributions Plan

Prepared for Camden Council

October 2023

ORD04

HIIPDA



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Reviewer

Signature

L:\Administration\Staff\Electronic Signatures

Dated Click here to enter a date.

Report Details

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P22052 Camden Council Section 7.12 Contribution Plan

SUMMARY

1.1 Background to the Plan

1.0

This Development Contributions Plan (the Plan) has been prepared under Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Section 7.12 under Subdivision 3 of Part 7 of the EP&A Act authorises Camden Council or an accredited certifier to impose a contribution on a development to fund the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation).

This Plan sets out where the contribution applies and how it is to be calculated. The Plan also indicates the infrastructure works that may be funded through developer contributions collected under the plan.

1.2 Development subject to a contribution

This Plan applies to any residential and non-residential development with a proposed cost of more than \$100,000 that is not otherwise subject to a Section 7.11 contribution, authorised by a Section 7.11 contributions plan adopted by Council.

1.3 Local Infrastructure needs

A summary of the local infrastructure to be met by development is summarised below. **Error! Reference source not found.** and B outlines the relationship of local infrastructure with the expected development in the plan.

1.4 Contribution Rates

Table 1 outlines the applicable levies under the Plan.

Table 1: Section 7.12 levy rates

Proposed cost of carrying out the development	Contribution rate	Capped contribution rate
Up to and including \$100,000	Nil	Nil
More than \$100,000 and up to and including \$200,000	1% of that cost	0.5% of that cost
More than \$200,000	3% of that cost	1% of that cost

While the NSW Government currently caps contribution rates at 0.5% and 1% of the cost of development, this Plan adopts higher rates in anticipation of policy change or approval to charge higher rates. Until that time when the increased contribution rates can apply, the capped 0.5% and 1% rates apply.

In this current version of the Plan, the capped contribution rates apply instead of the contribution rate.

1.5 Determining the contribution rate

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable contribution rate in Table 1 by the proposed cost of development.

For example,

- An addition to an existing building costing \$150,000 would pay a levy of \$750 if the capped contribution rates apply and \$1,500 if the full contribution rates apply.
- A development of a new residential building costing \$400,000 would pay a levy of \$4,000 if the capped contribution rates apply and \$12,000 if the full contribution rates apply.

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1.6 Works schedule

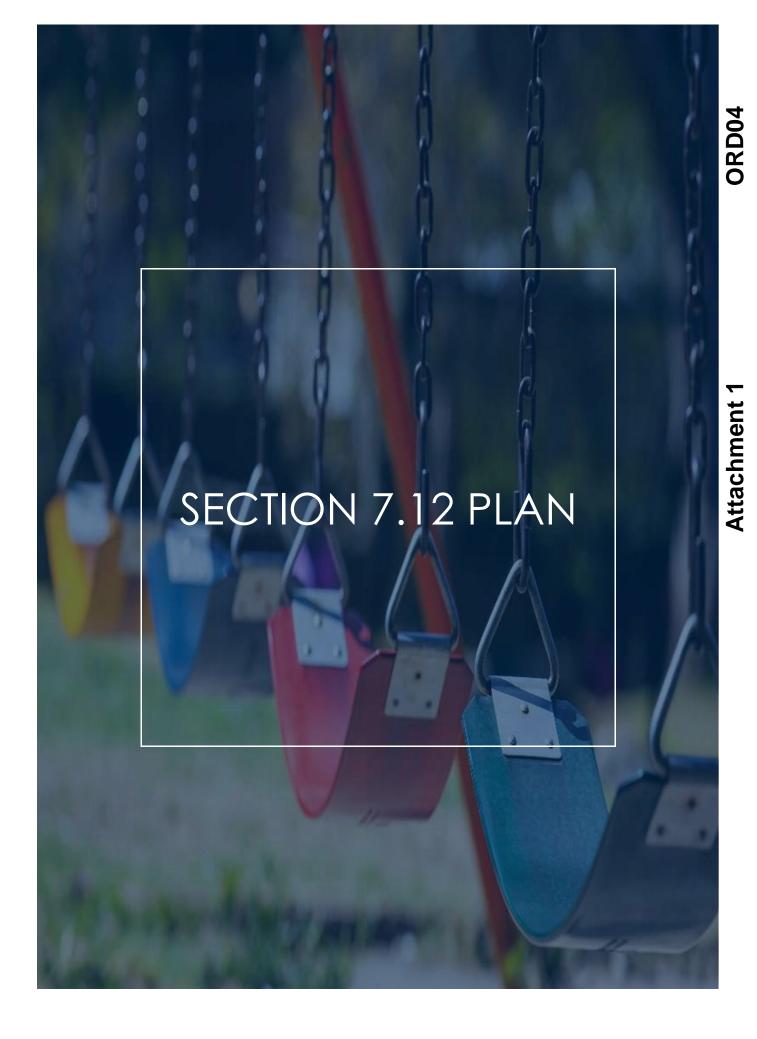
Contributions obtained by a levy under the Plan will be applied to the provision of public amenities or public services shown in Table 2. A detailed version of this schedule as well as corresponding maps identifying the location of each infrastructure item is provided in Appendix B and Appendix C.

Table 2: Works schedule

Public Facilities	Estimated Cost
Parking	\$12,387,541
Emergency	\$1,015,164
Roads	\$779,948
Open Space	\$1,652,939
Community Facilities	\$8,618,000
Total	\$15,835,592

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2.0 INTRODUCTION

Camden is a rapidly growing LGA covering an area of 206 square kilometres with an expected population of almost 90,000 people by 2041. It is critical that planning and infrastructure provision gives Council the means to continue to provide high quality services to Camden's residents. This plan provides for the establishment of a simplified infrastructure charging mechanism for growth that occurs within already developed areas to allow Council to meet the continued improvement of community infrastructure.

This section describes the Plan's purpose, where it applies and the development it applies to. It also outlines how Camden Council will use contributions, account for it and when it will review the Plan.

2.1 Legislative Requirements

This Plan is made under Section 7.12 of the EP&A Act which allows council to impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

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

This Plan has been prepared:

- In accordance with the EP&A Act and Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), and
- Having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

There are minimum requirements for Section 7.12 contribution plans set out in the EP&A Regulation. Each requirement and reference to the section or Part of this document that deals with that requirement are listed in Table 3.

Table 3: Legislative Requirements

Requirement	Section / Part
Purposes of the plan	2.2
Land to which plan applies	2.6
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of that development	Appendix A
The formulas to be used for determining the contributions for different types of local infrastructure	3.1 and 0
The contribution rates for the anticipated types of development	3.1 and 0
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions	4.1 and 4.2
Maps showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging	Appendix B and Appendix C
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions, particularised by reference to the works schedule.	5.3
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorised by the certificate.	4.5

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2.2 Purpose of the Plan

The primary purposes of the Plan are:

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the EP&A Act, and
- To assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the local government area.

2.3 Name of the Plan

The Plan is called the Camden Section 7.12 Development Contributions Plan 2023.

2.4 Commencement of the Plan

The Plan comes into effect on the day on which notice of the Council's decision to approve the plan is published on the Council's website, or a later day specified in the notice.

2.5 Definitions used in the Plan

In the Plan, the following phrases have the following meanings:

- EP&A Act Environmental Planning and Assessment Act 1979,
- EP&A Regulation Environmental Planning and Assessment Regulation 2021,
- The Plan Camden Section 7.12 Development Contributions Plan 2022, and
- Council Camden Council

2.6 Land to which the Plan applies

This plan applies to land within Camden LGA.

2.7 Applicable development

This plan applies to all applications for development consent and complying development on the applicable land:

- Residential development (including alternations and additions greater than \$100,000)
- Non-residential development (including alterations and additions)

2.8 Development exempt from the Plan

Council may consider exemption on application for the following types of development:

- A dwelling house on a vacant allotment of land where a Section 7.11 contribution was imposed on that allotment under a development consent
- Repair and/or replacement of development that has been impacted by natural disasters or unpreventable events such as fires, flooding, lightning, hail etc.
- Development triggered by a force majeure event.
- For the sole purpose of affordable housing
- For the sole purpose of the adaptive reuse of an item of environmental heritage
- Public infrastructure provided by or on behalf of State Government or the Council

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- Public amenities or public services listed in this plan or another contributions plan prepared under Section
 7.13 of the EP&A Act
 - Utility undertakings to be carried out by Sydney Water, Endeavour Energy or other water, sewer or energy provider
 - Any development excluded from paying a contribution by a Ministerial direction under Section 7.17 'Directions by Minister' of the EP&A Act.

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3.0 HOW ARE CONTRIBUTIONS CALCULATED

3.1 Summary of rates

Table 4 outlines the applicable levies under the Plan.

Table 4: Section 7.12 levy rates

When the proposed cost of carrying out the development is	Contribution rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	1.5% of that cost
More than \$200,000	3% of that cost

While the state government currently caps rates at 0.5% and 1% of cost, the plan adopts higher rates in anticipation of policy change or approval to charge higher rates. Until that time, the capped rates apply.

3.2 Calculation of monetary contributions

The levy will be determined on the basis of the rate as set out below. The levy will be calculated as follows:

Levy Payable = Proposed Cost \times Levy Rate

Where:

- The levy rate refers to the applicable levy rate in Table 4, and
- Proposed Cost refers to the proposed cost of the development.

3.3 Calculating the proposed cost of development

When a section 7.12 is required to be imposed under this Plan, the DA or CDC application must be accompanied by a cost estimate.

Section 208 of the EP&A Regulation sets out the procedures for determining the proposed cost of the development.

A cost estimate must be prepared by a suitably qualified person¹ at the applicant's cost. Table 5 outlines the requirements for the estimate.

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¹ A suitably qualified person is: a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a registered quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Attachment 1

Table 5: Requirements for cost estimates

Cost Threshold	Requirements
Development value up to and including \$100,000.	A cost estimate must be provided by the applicant or a suitably qualified person and include the methodology used to calculate the cost.
Development value greater than \$100,000 and less than \$1,000,000.	A cost estimate must be prepared by a suitably qualified person and include the methodology used to calculate the cost.
Development value greater than or equal to \$1,000,0000.	A detailed cost report must be completed by a registered quantity surveyor.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

3.4 Adjusting contribution rates at the time of payment

The EP&A Regulation authorises council to adjust the proposed cost of development before the payment of the levy to reflect quarterly or annual variations to readily accessible index figures between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Contributions required as a condition of consent under the provisions of the Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

$$Indexed \ Development \ cost \ (\$) = \frac{Original \ Cost \ \times Current \ CPI}{Base \ CPI}$$

Where:

- \$C is the original contribution as set out in the consent
- CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued
- CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

The indexed development cost is then utilised as an input into the development contribution formula:

Levy Payable = Indexed Development cost × Levy Rate

Where:

The levy rate refers to the applicable levy rate in Table 4.

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3.5 Section 7.12 Condition

Where a contribution is payable, the consent authority will include a condition in the consent or complying development certificate specifying the contribution payable.

The terms of a condition requiring a section 7.12 levy are as follows:

Prior to issuing a [subdivision/strata/construction/complying development/occupation certificate] the developer must make a monetary contribution to Camden Council of \$[amount] for the purposes of local infrastructure identified in Camden Section 7.12 Development Contribution Plan.

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4.0 HOW AND WHEN CAN A CONTRIBUTION REQUIREMENT BE SETTLED

4.1 Timing of payments

A contribution is to be paid in accordance with the time specified in the condition that imposes the condition. Council will generally provide for payment at the following times:

- Development involving subdivision prior to the release of the first subdivision certificate (linen plan) or strata certificate.
- Development that requires the issuing of a construction certificate prior to the release of the first construction certificate.
- Development authorised under a CDC, the contributions are to be paid prior to any work authorised by the certificate commences, as required by Section 156 of the EP&A Regulation.
- Other development not requiring the issuing of a CDC or construction certificate prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

4.2 Policy on deferred payment

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

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

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

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

If Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date payment is due. Council will require the applicant to provide a bank guarantee², for the full amount of the contribution or the outstanding balance on the condition that:

- If the applicant has not entered an agreement with Council, the bank guarantee includes an additional amount equal to 10 percent of the full contribution or outstanding amount,
- the bank guarantee provides that the bank must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development,

² Bank guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and which has a credit rating of "A" or above (as assessed by Standard and Poors) or "A2" or above (as assessed by Moody's Investors Service) or "A" or above (as assessed by FitchRatings).

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- the bank obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required, and
- Where the bank guarantee contains an end date, the developer agrees that the Council is free to call on the guarantee in respect of the outstanding balance of the development contribution as indexed if the development contribution has not been paid 14 days prior to the end date.

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

4.3 Contributions 'in-kind' and material public benefits

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

4.3.1 Offers made prior to the imposition of a Section 7.12 condition

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

The applicant's request:

- May be contained in the relevant DA; or
- May constitute an offer to enter into a Works-In-Kind or Voluntary Planning Agreement relating to the development accompanied by the draft agreement.

Council will consider the request as part of its assessment of the DA and if the Council decides to grant consent to the development and agrees to a request made in the relevant DA, it may impose a condition under section 4.17 of the EP&A Act requiring the works to be carried out or the MPB to be provided.

Council's preference is for a Works-In-Kind agreement in line with the *Works-In-Kind Policy 2021* however Council can accept Voluntary Planning Agreements.

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

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under Section 7.7 of the EP&A Act requiring the agreement to be entered into and performed.

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

4.3.2 Offers of MPB made after the imposition of a condition

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

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

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

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 4.55 of the EP&A Act.

4.3.3 Matters to be considered by Council

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

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

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

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

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

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

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

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

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

4.3.4 Valuation of works in kind and other MPB

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

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

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

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

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

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

4.4 Planning agreements

A planning agreement is an alternative to the imposition of conditions under 7.12. A planning agreement between the Council and applicant for works in kind, material public benefit, dedication of land and/or deferred payment arrangement can occur in lieu of the payment of Section 7.12 contributions.

A planning agreement cannot exclude the application of Section 7.12 contributions in respect of development unless the consent authority for the development is a party to the agreement.

The requirements for planning agreements are detailed in the EP&A Act under Section 7.4.

4.5 Obligations of accredited certifiers

In accordance with section 156 of the EP&A Regulation, a CDC must be issued with conditions to pay the section 7.12 levy and the levy must be paid before any works are commenced. As a precondition to authorising works the certifier must ensure levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council. Failure to follow this procedure may render the CDC invalid.

In accordance with section 20 and section 67 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must be satisfied that any preconditions required by a development consent have been met this includes ensuring the payment of a section 7.12 contribution before building work is carried out.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

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5.0 OTHER ADMINISTRATION MATTERS

5.1 Amendment of the Contribution Plan without exhibition

Pursuant to Section 215(5) of the EP&A Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and the omission of details of works that have been completed.

5.2 Relationship with other contributions plans

In accordance with Section 7.12(2) of the EP&A Act, a Section 7.12 development contribution cannot be imposed by this Plan on the same development consent which a contribution is imposed under a Section 7.11 development contributions plan.

5.3 Pooling of contributions

In accordance with Section 7.3 of the EP&A Act, the Plan expressly authorises monetary 7.12 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in Appendix B.

5.4 Savings and transitional arrangements

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

For development including alterations and additions to dwellings and knockdown and rebuild of dwellings, the provisions do not come into effect until 24 months after the notice of the Council's decision to approve the plan is published on Council's website, or a later day specified in the notice.

Attachment 1

APPENDIX A ANTICIPATED DEVELOPMENT

This appendix describes development anticipated in the Camden LGA. This is a key indicator of developmentgenerated infrastructure demand and cost. This informs the infrastructure that is funded under the Plan.

The Department of Planning and Environment forecasts the population of Camden LGA will increase from 107,908 in 2021 to 197,735 in 2041 with annualised growth of 3.07%. Camden will grow three times faster than the state average over this period. There will be significant infrastructure addition and augmentation to accommodate for the near doubling in population over the next twenty years.

Population.ID forecast dwelling growth for Camden Council from 39,582 in 2021 to 85,374 in 2041, which represents a doubling in the number of dwellings in the LGA. Most of this growth will occur in Lowes Creek, Maryland and Leppington, which his addressed in the Growth Areas Contribution plan. This plan addresses growth in areas that are currently more established such as Mount Annan, Narellan, Camden, Currans Hill, and Elderslie.

Camden Council	202	2021		1	Change between 2021 and 204	
Area	Number	%	Number	%	Number	%
Camden Council	39,582	100.0	85,374	100.0	+45,792	+115.7
Camden	3,178	8.0	3,656	4.3	+478	+15.0
Catherine Field North Precinct	977	2.5	5,649	6.6	+4,672	+478.1
Catherine Field Precinct	1,640	4.1	2,850	3.3	+1,210	+73.8
Currans Hill	1,889	4.8	1,944	2.3	+55	+2.9
Elderslie	2,611	6.6	2,721	3.2	+110	+4.2
Grasmere - Ellis Lane - Cawdor - Bickley Vale - Cobbitty Hills	1,373	3.5	1,671	2.0	+298	+21.7
Harrington Park - Kirkham	4,445	11.2	4,515	5.3	+70	+1.6
Leppington North - Leppington Precincts	486	1.2	9,137	10.7	+8,651	+1,781.8
Lowes Creek Precinct	167	0.4	5,934	7.0	+5,767	+3,447.4
Maryland Precinct	15	0.0	17,515	20.5	+17,500	+116,161.7
Mount Annan	3,723	9.4	3,779	4.4	+56	+1.5
Narellan - Smeaton Grange	1,550	3.9	2,315	2.7	+765	+49.3
Narellan Vale	2,338	5.9	2,378	2.8	+40	+1.7
Oran Park Precinct	5,156	13.0	7,698	9.0	+2,542	+49.3
Spring Farm	3,347	8.5	4,506	5.3	+1,159	+34.6
Turner Road Precinct and Central Hills	6,685	16.9	9,104	10.7	+2,419	+36.2

Table 6: Forecast Dwelling Growth

Source: Population.ID

Employment in the LGA will continue to grow with Transport for NSW projecting an increase in employment in the LGA of 25,471 from 32,959 in 2021 to 58,430 in 2041. This includes a significant increase in job density from 164 people employed per square km to 291 employed people per square km in the LGA.

This growth requires supporting infrastructure across the LGA that will provide services and amenity for people including upgrades to emergency services facilities, community services, roads, open space, and carparking.

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APPENDIX B: INFRASTRUCTURE SCHEDULES

The infrastructure requirements are informed by:

- Local Strategic Planning Statement 2020,
- Camden Council Sports Ground Strategy 2020-2024,
- Spaces and Places Strategy 2020,
- Cultural Activation Strategy 2022-2026,
- Camden Library Strategy 2021-2025, and
- Active Aging Strategy 2017.

B.1 Initial tranche of works (carried over works)

ID	Category	Description	Total Cost
P1	Car Parking	Oxley Street Car Park - deck structure	\$2,372,206
P2	Car Parking	Doncaster Avenue Car Park – deck structure	\$9,248,019
Р3	Car Parking	Doncaster Avenue Car Park – service relocations and electrical substation	\$767,316
RFS1	Volunteer Emergency	RFS stations	\$235,310
SES1	Volunteer Emergency	SES sites	\$779,853
R1	Roads	Remaining road works in Turner Road	\$670,644
R2	Roads	Bus Stops in Oran Park	\$109,304
OS1	Open Space	Land acquisition - other passive open space in Turner Road	\$1,385,670
OS2	Open Space	Remaining open space in Turner Road	\$267,269
	Total		\$15,835,592

B.2 Future works

Future works to be funded by the S7.12 Plan will be informed by detailed planning as required but may include road, water, waste, open space, and community facility works. Some of the relevant strategies and potential infrastructure for delivery are identified below.

- Camden Local Strategic Planning Statement (LSPS)
 - Action 117 Council will investigate opportunities for infrastructure to support the management of waste at a local and regional level.
- Spaces and Places Strategy 2020
 - Recommendation 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
 - Recommendation 21 Investigate areas for future open space provision to meet projected population growth and monitor demand generated by proposed new developments e.g. Cawdor.
 - Recommendation 26 Consider upgrades to Cut Hill Reserve to provide quality passive open space that supports social interaction and low- impact recreation for an aging population.
 - Recommendation 43 Development of the Oran Park Leisure Centre (OPLC) and the review of existing Aquatic and Leisure facilities for relevance to the new and existing communities.
- Active Ageing Strategy 2017
 - \circ ~ Action 4.3 Include age-friendly exercise equipment in parks and open space.
- Camden Council Sports Ground Strategy 2020-2024

■ P22052 Camden Council Section 7.12 Contribution Plan

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- This strategy identifies the delivery of various sports fields for sports like soccer and AFL, as well as baseball diamonds, multipurpose courts, tennis courts and a BMX track
- Camden Library Strategy 2021-2025
 - Action 2.3 Monitor community need to inform the planning and delivery of adequate library space to support residents within the Camden LGA.

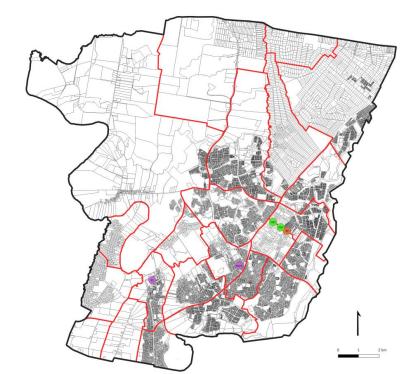
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Attachment 1

APPENDIX C: MAPS

Figure 1: Map of initial tranche of works





Source: HillPDA 2023

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APPENDIX D: SAMPLE COST SUMMARY REPORT

Development/Applicant Details

Development Application or Complying Development Certificate Number	
Applicant's Name	
Applicant's Address	
Location of development	

Analysis of development costs

Item	Cost (\$)
Demolition and excavation	
Remediation	
Site preparation	
Building construction	
Hydraulic/mechanical and fire services	
External work and services	
Preliminaries and margin	
Sub-total	
Consultant Fees	
Other related development costs	
Sub-total	
Goods and Services Tax	
TOTAL DEVELOPMENT COST	

I certify that I have

- inspected the plans the subject of the application for development consent or construction certificate.
- calculated the development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021 at current prices.
- included GST in the calculation of development cost.

Signed	
Name	
Position and qualifications	
Date	

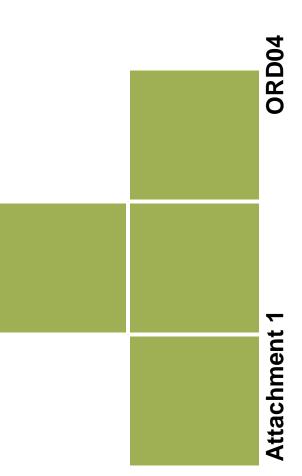
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P22052 Camden Council Section 7.12 Contribution Plan

Camden Council Camden Contribution Plan 2011 (Amendment 1)

Prepared for Camden Council

October 2023

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Attachment 2

1.0 INTRODUCTION

1.1 Overview of this Plan

The Camden Local Government Area (LGA) is located on the south-western fringe of Greater Sydney and contains a mix of agricultural lands, country towns, residential areas and new residential subdivisions with associated commercial and industrial development.

The Camden LGA has been experiencing significant and relatively rapid urban development over the last two decades. In 2001, the population was recorded at 43,779 which grew to 119,325 in 2021, an increase of 75,546 residents. This growth is expected to continue and slightly increase over the coming two decades with a forecast growth of 78,410 residents resulting in a population of 197,735 in 2041.

This Plan focuses on the projected demands for local infrastructure arising from remainder of the planned development in Spring Farm and Elderslie. In the original Section 7.11 plan for Camden, released in 2012, Spring Farm had a projected population growth of 11,641 and Elderslie had a projected population growth of 6,118.

Figure 1 below shows the location of the Spring Farm and Elderslie greenfield precincts.

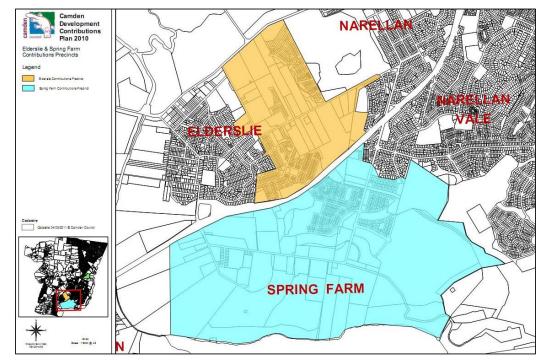


Figure 1: Spring Farm and Elderslie Greenfield Precincts

Since the release of the Section 7.11 plan in 2012, contributions have been levied on developments to provide infrastructure to support each precinct's growth. The majority of assumptions within this plan are consistent with those provided in 2012 as the assumptions, and in turn contribution rates, have been successful in delivering much-needed infrastructure to support the residential growth in the precincts. Updating the assumptions at this stage risks unintended impacts around infrastructure delivery which can fragment the precincts.

The future occupants and users of the development in Spring Farm and Elderslie will generate an increase in the demand for local infrastructure. While a number of projects have been funded and completed through Section

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Source: Camden Council 2023



7.11 contributions since 2012, some projects are not yet fully funded. In general, these projects can be categorised under:

- Land acquisition for future open space development and infrastructure,
- Upgrades to existing open spaces,
- Drainage and road works, or
- Plan preparation and administration services.

This Plan sets out:

- The relationship or nexus between the expected development in the area affected by the Plan and the local infrastructure that is required to meet the demands of that development,
- The formulas to be used for determining the reasonable contributions required from expected development for different types of local infrastructure,
- The contribution rates for the anticipated types of development in the area,
- Maps showing the location of the local infrastructure proposed to be provided by Council supported by a works schedule setting out an estimate of their cost and staging, and
- The administrative and accounting arrangements applying to contributions that are required by this Plan.

This Plan will be reviewed on a regular basis. Amendments to the plan will be publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) and *Environmental Planning and Assessment Regulation 2021* (EP&A Regulations).

1.2 Legislative requirements

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

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

This plan has been prepared to authorise the imposition of Section 7.11 contributions on development expected to occur on land identified in Figure 1 of this plan.

This plan has been prepared:

- In accordance with the EP&A Act and EP&A Regulations, and
- Having regard to the latest practice notes issued by the NSW Department of Planning and Environment.

On 21 August 2012, the *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012* was published which set a maximum amount for monetary contributions charged under section 94 of the EP&A Act, now renamed section 7.11. Conditioning the imposition of this cap, Schedule 1 of the direction identified land which is exempted from the cap. Within the schedule, the Spring Farm Release Area and Elderslie Release Area as identified in the *Camden Contributions Plan 2011 (Spring Farm and Elderslie)* were identified to not have a cap.

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

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Attachment 2

Table 1: Legislative requirements

Requirements	Section
Purposes of the plan	Section 2.5
Land to which the plan applies	Section 2.7
The relationship or nexus between the expected development and the public amenities and public services that are required to meet the demands of the development	Section 4.1.2, Section 4.2.2, Section 4.3.2, Section 4.4.2 and Section 4.5.1
The formulas to be used for determining the contributions for different types of local infrastructure	Sections 4.1.3, Section 4.2.3, Section 4.3.3, Section 4.4.3 and Section 4.5.2
The contribution rates for the anticipated types of development	Section 6
Council's policy concerning the timing of the payment (including deferred or periodic payment) of monetary contributions)	Section 2.18
Maps showing the specific public amenities and services proposed to be provided by the Council, supported by a works schedule that contains an estimate of their cost and staging	Section 6 and Section 7
If the plan authorises monetary contributions paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions, particularised by reference to the works schedule.	Section 2.21
In relation to the issue of a complying development certificate, the plan must provide that the payment of monetary contributions be made before the commencement of any building work or subdivision work authorised by the certificate.	Section 2.15
A contributions plan may authorise the pooling of monetary contributions if council is satisfied that the pooling and progressive application of the money paid will not unreasonably prejudice the carrying into effect, within a reasonable time, of the purposes for which the money was originally paid.	Section 2.21
ource: HillPDA 2023	

1.3 How to use this Plan

The plan is structured in the following way.

Main Document (this document):

- Section 1 contains an introduction to the Plan, setting out an overview of the Plan and any legislative requirements,
- Section 2 covers the administration and operation of the Plan, containing elements such as the land and development to which the Plan applies as well as how contributions are calculated and indexed,
- Section 3 sets out the residential evidence base for the Plan, reporting statistics about the Camden LGA as a whole as well as specific information about Spring Farm and Elderslie including dwelling delivery and population growth,
- Section 4 contains the evidence base for the contributions levied within the Plan, covering the infrastructure required for open space and recreation facilities, community facilities, Elderslie and Spring Farm local facilities and the cost of plan preparation and administration,
- Section 5 lists the references used within the Plan,
- Section 6 provides a work schedule for the Plan, and
- Section 7 contains the maps used within the Plan.

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CAMDEN CONTRIBUTION PLAN 2011 (AMENDMENT 1)



2.0 ADMINISTRATION AND OPERATION OF THIS PLAN

2.1 Definitions

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

- Actual cost means the actual expenditure for items in the works schedules.
- Attributable cost means the estimated cost for each item in the works schedules set out in Section 6 of this Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any works-in-kind proposal.
- CDC means a complying development certificate.
- Council means Camden Council.
- CPI means the Consumer Price Index (All Groups Sydney) published by the Australian Statistician.
- **DA** means a development application.
- **EP&A** Act means the Environmental Planning and Assessment Act 1979.
- **EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2021*.
- LGA means local government area.
- Planning agreement means a voluntary planning agreement referred to in section 7.4 of the EP&A Act.
- Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan as a means of either fully or partly satisfying a condition of consent requiring development contributions to be made.
- Works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources, as set out in Section 6 of this Plan.

2.2 What are development contributions?

Development contributions are contributions made by those undertaking development approved under the EP&A Act toward the provision of public services and public amenities. Development contributions are addressed under Division 7.1 Development contributions under Part 7 Infrastructure contributions and finance of the EP&A Act.

Contributions may be in the form of the dedication of land free of cost, or the payment of a monetary contribution. There are different classes of development contributions provided for under the EP&A Act:

- Special infrastructure contributions,
- Local infrastructure contributions, which may be either section 7.11 contributions or section 7.12 fixed rate levies,
- Contributions included in voluntary planning agreements, and
- Contributions toward the provision of affordable housing.

This Plan is principally concerned with the imposition of conditions of consent requiring development contributions for local infrastructure under section 7.11 of the EP&A Act.

More detail on the types of infrastructure levied for under this Plan is included in Section 4 of this Plan.

P22052 Camden Council Camden Contribution Plan 2011 (Amendment 1)



2.3 Prerequisites for seeking development contributions

2.3.1 Contributions must be authorised by a contributions plan

The EP&A Act establishes that a council (or an accredited certifier) can require, through imposition of a condition or conditions on a development consent (or on a complying development certificate), development contributions if:

- There is a contributions plan applying to the development that is in force and that authorises the contribution, and
- The contribution is imposed in accordance with the provisions of such a plan.

Alternatively, or in addition to the levying of section 7.11 contributions, a council may negotiate a voluntary planning agreement with a developer for the provision of local infrastructure.

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

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

2.3.2 Section 7.11 contributions must be reasonable

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

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

A condition may only be imposed under section 7.11 towards the future provision of public facilities:

- If the proposed development will or is likely to require the provision of, or increase the demand for, public facilities within the local government area, and
- To require a reasonable dedication or monetary contribution for the provision, extension or augmentation of the public facilities concerned.

A condition may be imposed under section 7.11 towards the recoupment of the cost of public facilities previously provided if:

- The consent authority has, at any time, provided public facilities within the local government area in preparation for or to facilitate the carrying out of development in the area, and
- Development for which development consent is sought will, if carried out, benefit from the provision of those public facilities.

2.4 Name of this Plan

This plan is called the Camden Contributions Plan 2011 (Spring Farm and Elderslie).

2.5 Purposes of this Plan

The primary purpose of the plan is to authorise:

 Council or a planning panel, when granting consent to a DA to carry out development to which this plan applies, or

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

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

Other purposes of the plan are as follows:

- To provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the Camden Growth Areas,
- To determine the demand for public facilities generated by the remaining population forecast in the Spring Farm and Elderslie greenfield areas and ensure that development makes a reasonable contribution toward the provision of public amenities and public services that are required for that population,
- To ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the Spring Farm and Elderslie greenfield areas, and
- To ensure Council's management of development contributions complies with relevant legislation and guidelines, and achieves best practice in plan format and management.

2.6 Commencement of this Plan

This plan commenced on 26 April 2012 and was updated on 20 October 2023.

Development applications (DAs) and complying development certificates (CDCs) determined on or after this date will be subject to the provisions of this Plan.

2.7 Land to which this Plan applies

This Plan applies to the Spring Farm greenfield precinct and Elderslie greenfield precinct as identified in Figure 1.

2.8 Development to which this Plan applies

Except as provided for by Section 2.9, this plan applies to the subdivision or use of land for residential purposes, including seniors living dwellings and secondary dwellings, within the Spring Farm and Elderslie precincts.

2.9 Exemptions

This Plan shall not apply to development:

- For the sole purpose of affordable housing,
- For the sole purpose of the adaptive reuse of an item of environmental heritage,
- For the purposes of public infrastructure provided by or on behalf of State Government or the Council,
- For the purposes of local infrastructure under this Plan or another contributions plan prepared under section 7.13 of the EP&A Act,
- For infrastructure provided by Sydney Water, Endeavour Energy or equivalent water, sewer or energy provider,
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan, or

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• For which section 7.11 contributions will not be levied in accordance with a direction by the Minister under section 7.17 of the EP&A Act.

2.10 Relationship to other contribution plans

Other contributions plans may also apply to development affected by this Plan. This Plan does not affect the operation of any other contributions plan adopted by the Council and in force at the date that this Plan was made.

For details of other contributions plans that apply to land in Camden LGA, refer to Council's web site.

2.10.1 Camden Contributions Plan 2011

This plan updates the *Camden Contribution Plan 2011* so that it only applies to the Elderslie Release Area and the Spring Farm Release Area. The remaining precincts will be accommodated in the *Camden Section 7.12 Contributions Plan 2023*.

2.11 Minister's direction

Schedule 1 of the Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012 lists land in respect of which there is no cap on the amount of the contribution by virtue of this Direction. Schedule 1 identifies as the Elderslie Release Area or the Spring Farm Release Area in *Camden Contributions Plan 2011*. This Plan only applies to the Elderslie Release Area and Spring Farm Release Area.

2.12 Local infrastructure costs and delivery

2.12.1 How are the costs of infrastructure derived?

Costs for infrastructure included in this Plan were derived as follows:

- Future planned open space, recreation, community facilities' costs (both project base and on costs) have been estimated by a qualified quantity surveyor drawing on the experience of this and other councils in providing similar facilities,
- Future planned local facilities' costs are the costs contained in the reports titled Spring Farm Revised Section 94 Plan and Cost Estimate and Elderslie Revised Section 94 Plan and Cost Estimate prepared by Lean and Hayward Pty Ltd (September 2006), indexed to the date this Plan is adopted using the Consumer Price Index Sydney Group,
- The cost of land to be acquired under this Plan has been derived from valuations prepared by registered valuers. References of valuations used in the determination of contribution rates for land acquisitions included in this Plan are listed in Section 5 of this Plan, and
- The costs of existing facilities to be partly recouped under this Plan (including acquired land) is the completed cost of each facility indexed using the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician.

At the time this Plan was prepared, the planning for different infrastructure items had been carried out at different levels. Planning for and delivery of some infrastructure was well advanced and so costs are more accurately defined. For other infrastructure the planning has only been carried out at a strategic level.

2.12.2 How are infrastructure costs apportioned to expected development?

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

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The contribution catchments for each facility are shown in the works schedule - Section 6 of this Plan.

The size of the contribution catchment depends on whether the facility is yet to be provided or if it is an existing facility. The contribution catchment is the number of people (or future residents) the facility has been designed for.

Facilities included in this Plan have been sized to reflect the demand generated by the population attributable to the expected residential development under this Plan.

2.12.3 How will the local infrastructure be delivered?

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

Developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this Plan as works-in-kind or provide another type of material public benefit as means of satisfying development contributions required under the Plan (refer Section 2.20 of this Plan). A Works In Kind Agreement must be in place prior to commencing the works in accordance with Council's Works In Kind Agreements Policy.

The facilities will be developed in a manner that allows the facilities to effectively serve the demand attributable to development envisaged under this Plan.

The costs and indicative timing of individual works for all categories of infrastructure are included in Section 6.

The location of these works, where this location was known at the time this Plan commenced, is shown on maps included in Section 6.

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

Some of the facilities strategies included in Section 4 of this Plan are based on strategic information. It is likely that, as the planning process for the different development areas proceeds, modified and more cost effective solutions that still meet the strategy objectives will be developed.

As part of its regular review of Contribution Plan, Councils may identify, through strategic planning documents, additional infrastructure for inclusion. Conversely, items may also be identified for removal or modification on the works list.

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

2.13 Formulas used for determining contribution rates applicable under this Plan

The formulas used to determine the contributions rates applicable under this Plan are set out in Sections 4.1.3, 4.2.3, 4.3.3, and 4.4.2.

2.13.1 Allowances for existing development

Monetary contributions determined under this Plan will be calculated according to the estimated net increase in demand (usually represented as the population) that a particular development is projected to generate. Council will take into consideration an assumed population relating to the development site for the purpose of determining the net increase, at the rates cited in Table 2.

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Table 2: Assumed population by development

3.1 persons per lot
3.1 persons per dwelling
2.0 persons per dwelling
1.8 persons per dwelling
1.5 persons per dwelling
1 person per bedroom
1 person per bed

Source: Camden Council 2023

Note: the assumed occupancy rates relate to the analysis included in Section 3.4 of this Plan

2.14 Section 7.11 contributions may be required as a condition of approval

2.14.1 Monetary contributions

This Plan authorises the Council, when granting consent to an application to carry out development to which this Plan applies, to impose a condition under section 7.11 of the EP&A Act requiring the payment of a monetary contribution to the Council towards:

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

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

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

2.14.2 Land contributions

This Plan authorises Council, by imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies:

- The payment of a monetary contribution to the Council for land to be acquired under this Plan, and/or
- The dedication of any part of the development site that is land that is to be acquired under this Plan free of cost to the Council. The value of the land dedicated free of cost should not exceed the monetary contribution otherwise authorised by this Plan.

For the purposes of this section, the value of the land is to be calculated in accordance with the value of the land as indexed by the Land Value Index established under this Plan.

The monetary development contribution otherwise authorised by this Plan shall be reduced by an amount corresponding to the value of the land required to be dedicated.

The contribution rates may be indexed, but not so as to exceed the section 7.11 contributions cap under Section 7.17 of the Environmental Planning and Assessment Act 1979 for land where the cap applies within the Camden LGA.

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2.14.3 Variation to contributions authorised by this Plan

Council retains the right to reduce the development contribution otherwise calculated in accordance with the provisions of this Plan.

A developer's request for variation to a contribution calculated in accordance with this Plan must be supported by written justification included with the development application. Such a request will be considered as part of the assessment of the application.

2.15 Obligations of accredited certifiers

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

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

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

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

However, a secondary dwelling CDC would be subject to a Section 7.11 condition under this Plan, because the development increases infrastructure demands beyond the original dwelling house development.

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

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

The only exceptions to the requirement are where a work in kind, voluntary planning agreement, dedication of land and/or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.16 Indexation of contribution rates under this Plan

The purpose of this section is to ensure that the monetary contribution rates imposed at the time of development consent reflect the indexed cost of the provision of facilities included in this Plan. The Consumer Price Index is generally used as a measure to increase contribution rates however it is not a suitable index for adjusting contributions of land yet to be acquired as it is not related to fluctuations in land values. As a result, Council will prepare and publish a customised Land Value Index on a regular basis, and at least annually by engaging a

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registered valuer to prepare revised land valuations. The Land Value Index will be published on Council's website <u>www.camden.nsw.gov.au</u>.

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

The contribution rates may be indexed, but not so as to exceed the section 7.11 contributions cap under section 7.17 of the EP&A Act for land where the cap applies within the LGA.

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

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

\$C_A X Current CPI

Base CPI

Where:

- \$C_A = the contribution rate for works schedule items (other than land yet to be acquired) at the time of adoption of the Plan expressed in dollars.
- Current CPI = the most recent level of the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the review of the contribution rate.
- Base CPI = the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the date of adoption of this Plan.

The contribution rate will not be less than the contribution rate specified at the date of the adoption of this Plan. The base CPI for Amendment 1 of this Plan is 132.7 (March 2023).

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

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

\$C_A X Current LVI

Base LVI

Where:

- \$C_A = the land values within the Plan at the time of adoption of the Plan expressed in dollars.
- Current LVI = the most recent level of the Land Value Index as published by the Council at the time of the review of the contribution rate.
- Base LVI = the Land Value Index as published by the Council at the date of adoption of this Plan.

The contribution rate for land acquisition will not be less than the contribution rate specified at the date of the adoption of this Plan.

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The Base LVI relates to the value of land at September 2022 of this amended Plan¹, as follows:

Spring Farm Area:

 Developable land ('unconstrained') 	\$400 per square metre
 Developable land ('good') 	\$320 per square metre
Constrained or riparian land:	
 Above 1 in 100 year flood level 	\$150 per square metre
 Below 1 in 100 year flood level 	\$100 per square metre
Elderslie Area:	
 Developable land ('premium') 	\$400 per square metre
 Developable land ('good') 	\$320 per square metre

_	Dereier		yozo per oquare metre
	Constra	ined or riparian land:	
	0	Above 1 in 100 year flood level	\$150 per square metre ²
	0	Below 1 in 100 year flood level	\$100 per square metre

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

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

Council will publish updates to its LVI on either its website or Management Plan, or both. The LVI will be published periodically by Council for the purpose of determining the Land Contribution under this plan. The LVI will measure any increase/decrease in average land values within the Camden LGA between the date this Plan was adopted and the current date. The data on which the index is based will be obtained through land valuations carried out on behalf of the Council for the purpose of determining the current value of the land index.

2.17 Indexation of contributions required by a condition imposed under this Plan

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

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

The total contribution at the time of payment is determined by the following formula:

\$Cc X CPI₽	
CDL	

Where:

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

² This is an average amount. The base valuation referred to in Section 6 of this Plan assessed different parcels of constrained land above the flood line at either \$65 or \$125 per square metre.

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¹ Camden Elderslie and Spring Farm Land Value Rates – HillPDA Consulting, September 2022



- CPI_P = the most recent quarterly level of Consumer Price Index (All Groups Index) for Sydney as published by the Australian Statistician at the time of the payment of the contribution.
- CPIc = the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician which applied at the time of the issue of the development consent.

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

2.18 Timing of payment of monetary contributions required under this Plan

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

- Development involving subdivision prior to the release of the first subdivision certificate (linen plan) or strata certificate,
- Other development that requires a construction certificate prior to the release of the construction certificate, and
- Other development not requiring the issuing of a construction certificate prior to the issuing of the first occupation certificate or commencement of the use, whichever occurs first.

2.19 Policy on deferred or periodic payments

Council may accept the deferred or periodic payment of part or all of a monetary contribution required under this Plan if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the payment provisions is justified. Acceptance of any request for deferred or periodic payment is entirely at the discretion of the Council. Generally acceptance of deferred or periodic payments will only be accepted in exceptional circumstances and will be assessed on a caseby-case basis. Deferred or periodic payments related to contributions imposed on a CDC will not be allowed.

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

- Compliance with the provisions of Section 2.18 of this Plan is unreasonable or unnecessary in the circumstances of the case,
- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program, and/or
- There are other circumstances justifying the deferred or periodic payment of the contribution.

If Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date payment is due and Council will require the applicant to provide a bank guarantee³ for the full amount of the contribution or the outstanding balance on the condition that:

- If the applicant has not entered an agreement with Council, the bank guarantee includes an additional amount equal to 10 percent of the full contribution or outstanding amount,
- The bank provides that the bank or financial institution must pay the guaranteed sum on demand by the Council without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development,
- The bank or financial institution's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank or financial institution in writing that the guarantee is no longer required, and

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³ Bank guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and which has a credit rating of "A" or above (as assessed by Standard and Poors) or "A2" or above (as assessed by Moody's Investors Service) or "A" or above (as assessed by FitchRatings).



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

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

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

In addition to the requirements set out in this Section:

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

2.20.1 Offer of a material public benefit made after the imposition of a Section 7.11 contribution under this Plan

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

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

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

Where the Council accepts such an offer, it is not necessary for the consent to be amended under section 4.55 of the EP&A Act.

The value of the works to be substituted must be provided by the application at the time of the request. Council will require the applicant to enter into a written agreement for the provision of the works.

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

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

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

The applicant's request:

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

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

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

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

If the Council decides to grant consent to the development and agrees to enter into the planning agreement, it may impose a condition under section 7.7 of the EP&A Act requiring the agreement to be entered into and performed.

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

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

In addition to any matters identified in sections 2.20.1 and 2.20.2, Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

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

Where the offer is made in accordance with section 2.20.2 and relates to material public benefit that is not a works-in-kind proposal Council will take into account the following additional matters:

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

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

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

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

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

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

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

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

The value of land will be the attributable cost of the land under this Plan indexed in accordance with this Plan to the time the agreement is entered into.

2.20.5 Provision of works-in-kind and other material public benefits in excess of contribution requirements

It is at Council's discretion whether it will accept from a developer the provision of works-in-kind (which is the attributable cost of the works indexed in accordance with the provisions of this Plan) or other material public benefits where the value of the works exceeds the value of development contribution required by conditions of consent.

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

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

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

2.21 Pooling of funds

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

The priorities for the expenditure of pooled monetary contributions under this Plan are the priorities for works as set out in the works schedule in Section 6.

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

2.22 The Goods and Services Tax (GST)

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

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2.23 Accountability and access to information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to section 7.11 contributions. These are addressed in Division 4 Records to be kept by councils pf Part 9 Infrastructure contributions and finance within the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register,
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure,
- Annual financial reporting of contributions, and
- Public access to contributions plans and supporting documents.

These records are available for inspection at the Council, published on Council's website and the NSW Planning Portal (where permitted).

2.24 Review of Plan without the need for public exhibition

Pursuant to section 215 of the EP&A Regulation, Council may make certain minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections and amendments to rates resulting from changes in the indexes adopted by this Plan (see Section 2.16).

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

2.25 Savings and transitional arrangements

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



3.0 FACILITIES NEEDED BY NEW DEVELOPMENT

3.1 Development context

3.1.1 Current development context

The Camden LGA is located on the south-western fringe of Greater Sydney and contains a mix of agricultural lands, country towns, residential areas and new residential subdivisions with associated commercial and industrial development. Campbelltown (to the east), Liverpool (to the north) and Wollondilly LGAs (to the west and south) adjoin the Camden LGA.

Initial urban development of the area grew around the old Camden town precinct, itself a service and administrative centre for one of the earliest farming districts in Australia following European settlement. The development envelope was constrained by the Nepean River floodway – still a major environmental feature dictating settlement form. Significant heritage assets remain in Camden to provide evidence of its history. Further, significant cultural landscapes, including the floodplains and hills, continue to be used for agriculture or for rural residential purposes.

Camden's primary role as a rural service centre continued up until the 1970s, when the gradual outward spread of Sydney's urban area began to impact on the LGA. Since that time significant urban development and settlement has occurred largely to the east of Camden town along Camden Valley Way and Narellan Road. The neighbourhoods include Narellan, Mount Annan, Harrington Park, Currans Hill and adjacent suburbs. Town centres at Narellan and Mount Annan provide a service focus for the residents who live in these areas.

These recent urban areas are complemented by the Smeaton Grange industrial area, which is located to the north of Narellan Road. Smeaton Grange is the principal area for industrial and warehouse activity in the LGA that enjoys good access to regional and interstate markets via The Northern Road and the Hume Highway.

3.1.2 Development within the Spring Farm and Elderslie Greenfield Precincts

Spring Farm and Elderslie are greenfield precincts located on the southern edge of the Camden LGA. These precincts were identified as vital development areas which could be used to encompass elements of Camden's population growth. Due to their nature as greenfield precincts, infrastructure in the area is lacking meaning development contributions need to be levied to support development. In 2012, Spring Farm had a projected population growth of 11,641 and Elderslie had a projected population growth of 6,118.

Spring Farm and Elderslie are mature precincts, having consistently delivered dwellings and infrastructure through contributions. Since greenfield precincts mainly appeal to first home buyers who desire a detached housing an occupancy rate of 3.1, matching the rate per dwelling identified earlier was used. This is supported by the 2021 Census where 92.5% of occupied dwellings in Camden were detached houses. Since 2012 Spring Farm has had 2,714 net dwelling completions which have resulted in an estimated population increase of 8,414 residents and Elderslie has had 986 net completions resulting in an estimated population increase of 3,057.

3.2 Population

3.2.1 Historic estimated residential population

Camden's role as a key land bank for Sydney's urban growth is reflected in the sustained growth in resident population experienced in the area since 2001, as shown in Table 3. Camden's population nearly tripled between 2001 and 2022.

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Year	Population	Change in population from previous year	Growth per annum (%)
2001	45,167	N.a	N.a
2002	47,176	2,009	4.4%
2003	48,445	1,269	2.7%
2004	48,929	484	1.0%
2005	49,994	1,065	2.2%
2006	50,632	638	1.3%
2007	52,182	1,550	3.1%
2008	53,739	1,557	3.0%
2009	55,379	1,640	3.1%
2010	56,848	1,469	2.7%
2011	58,440	1,592	2.8%
2012	61,128	2,688	4.6%
2013	64,095	2,967	4.9%
2014	68,645	4,550	7.1%
2015	74,103	5,458	8.0%
2016	80,268	6,165	8.3%
2017	88,229	7,961	9.9%
2018	95,876	7,647	8.7%
2019	104,489	8,613	9.0%
2020	112,157	7,668	7.3%
2021	119,951	7,794	6.9%
2022	127,637	7,686	6.4%

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

3.2.2 Population projections

Table 3: Camden's population 2001 - 2022

As part of a set of common planning assumptions, the Department of Planning and Environment (DPE) releases population projections for all local government areas. In 2021, DPE released population projections for the next 20 years to 2041. Table 4 below shows the forecasted growth in Camden's population.

Table 4: Camden population forecast

Year	Males	Females	Persons	Median age
2021	53,329	54,579	107,908	32.6
2026	61,655	62,186	123,841	34.9
2031	72,167	72,715	144,882	36.6
2036	83,507	84,415	167,922	37.7
2041	98,147	99,588	197,735	38.3

Source: Department of Planning and Environment 2023 and HillPDA 2023

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Table 5: Average annual Camden population growth rates 2021 - 2041

Period	Annual population growth	Annual compound growth rate
2021-26	3,187	2.8%
2026-31	4,208	3.2%
2031-36	4,608	3.0%
2036-41	5,963	3.3%

Source: Department of Planning and Environment 2023 and HillPDA 2023

Table 6: Camden population projections by age 2006 – 2036

Age	2021	2026	2031	2036	2041
0-4	9,055	9,311	10,096	11,388	13,619
5-9	9,125	8,680	9,331	10,176	11,681
10-14	8,036	9,374	9,455	10,205	11,368
15-19	6,900	8,434	9,871	10,093	11,119
20-24	6,754	7,078	8,782	10,156	10,811
25-29	8,184	8,114	9,077	11,133	13,131
30-34	9,582	10,049	10,927	12,375	15,433
35-39	9,254	10,674	12,026	13,219	15,476
40-44	7,704	9,860	11,780	13,270	14,988
45-49	7,230	8,105	10,525	12,468	14,288
50-54	6,088	7,527	8,597	11,030	13,193
55-59	5,181	6,428	7,938	9,029	11,652
60-64	4,401	5,633	6,872	8,321	9,574
65-69	3,523	4,749	5,927	7,070	8,552
70-74	2,900	3,680	4,937	6,034	7,214
75-79	1,858	2,977	3,803	5,029	6,160
80-84	1,125	1,806	2,859	3,667	4,889
85+	1,010	1,362	2,080	3,258	4,587
Total	107,908	123,841	144,882	167,922	197,735

Source: Department of Planning and Environment 2023 and HillPDA 2023

3.2.3 Growth in Spring Farm and Elderslie

Mirroring the LGA as a whole, Spring Farm and Elderslie are expected to experience further residential growth and continue their delivery of dwellings. This residential growth places pressure on existing infrastructure, often lacking in greenfield developments, necessitating the updating of this Plan. In the original Plan released in 2012, a forecast was created for the development of Spring Farm and Elderslie which is shown below in Table 7.

Precinct	Expected number of lots	Expected number of dwellings	Expected residents
Spring Farm	3,755	3,755	11,641
Elderslie	1,942	2,002	6,118
Total	5,697	5,757	17,759

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Since the above forecast in 2012, substantial residential development has occurred in Spring Farm and Elderslie which delivered contributions and in turn infrastructure to Council. DPE's Greater Sydney Urban Development Program provides a record of dwelling completions in greenfield precincts which can be combined with household projections identified in Section 3.1.2 to estimate a yearly dwelling and population growth. This process is shown below in Table 8.

Table 8: Dwelling delivery and population growth in Spring Farm and Elderslie

Year	Spring farm dwelling growth (population)	Elderslie dwelling growth (population)
2012-13	193 (598)	92 (285)
2013-14	303 (939)	147 (456)
2014-15	257 (797)	159 (493)
2015-16	204 (632)	168 (521)
2016-17	285 (884)	167 (518)
2017-18	416 (1290)	91 (282)
2018-19	464 (1438)	72 (223)
2019-20	156 (484)	18 (56)
2020-21	237 (735)	60 (186)
2021-22	199 (617)	12 (37)
Total	2,714 (8,414)	986 (3,057)

Source: Department of Planning and Environment 2023 and HillPDA 2023

Combining the forecast in Table 7 with the dwelling completions and population estimates in Table 8, an estimate of the remaining dwelling and population growth to be accommodated can be created. Through this estimation, it can be said that Spring Farm has 1,041 dwellings remaining to deliver and Elderslie has 1,016 dwellings to deliver. This is shown in Table 9.

Precinct	Forecast dwelling growth (population)	Delivered dwellings (population)	Remaining dwellings (population)
Spring Farm	3,755 (11,641)	2,714 (8,414)	1,041 (3,227)
Elderslie	2,002 (6,118)	986 (3,057)	1,016 (3,061)
Total	5,757 (17,759)	3,700 (11,471)	2,057 (6,288)

Source: HillPDA 2023

3.3 Demographic characteristics

Characteristics of the population living in the Camden LGA may be summarised as follows:

- High rates of population growth compared to Greater Sydney as a whole,
- A younger age profile with a high proportion of children and relatively low proportion of older people compared to Greater Sydney as a whole,
- A high proportion of family households with children and a corresponding low proportion of other types of households,
- Relatively high average household occupancy rates with 3.1 persons per household compared with 2.7 persons for Greater Sydney as a whole,
- Low rates of unemployment when compared to Greater Sydney at 3.5% of residents over the age of 15 compared to 5.1%,
- Lower rates of people with university qualifications and employed in professional occupations, but higher rates working in technical and trades positions as well as machinery operators and drivers,

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- Higher rates of home ownership and vehicle ownership when compared to Greater Sydney, and
- Camden has an extremely high proportion of its dwelling stock as detached, termed separate within the Census, dwellings at 92.5% compared to 55.8% in Greater Sydney.

Based on projections shown in Tables 4 and 5 there is likely to be:

- Sustained levels of population growth in the LGA over the long term with annual compound growth rates around 3 percent,
- A declining amount of children as a share of the total population and a corresponding increase in persons aged over 50 years, and
- A steady increase in the median age of residents.

The Spring Farm and Elderslie greenfield precincts are expected to have residents with similar characteristics to the resident population of other urban release areas in Camden, i.e.:

- A relatively high proportion of young couples and families with children in the early stages of lot release,
- Low proportions of empty nesters and older people but, depending on the level of provision of a diversity in housing stock, will increase over time once services and public transport become well established,
- Over time, the peaks in the age distribution associated with a predominance of young families will reduce and the population will become more diverse, and
- Declining proportions of young children and young adults and increasing proportions of both older children with older parents and persons aged over 55 years over time.

Over time, the population profile of release areas is likely to come to resemble that of an established area with a variety of age and household characteristics.

3.4 Household occupancy rates

The likely level of household occupancy within expected future residential development is critical in calculating the contribution rate for various residential development types under this Plan. Below are the three of specific types of residential developments levied under this Plan:

- Conventional residential subdivision accommodating detached dwelling houses,
- Multi-unit housing and residential flat buildings, and
- Seniors living independent living units.

The Occupancy rates recorded for these dwelling types in Camden at the 2006 Census are shown in Table 10.

Private dwelling type	Number of dwellings	Number of persons	Occupancy rate (persons per dwelling)
Separate house	14,840	46,163	3.11
Semi-detached, row or terrace house	506	855	1.69
Flat, unit or apartment	249	335	1.35
Other dwelling	125	186	1.49
Dwelling structure not stated	4	24	NA
Total	15,724	47,563	3.02

Table 10: 2006 household occupancy rates for private dwellings in Camden

Source: Australian Bureau of Statistics 2006 and Camden Council 2006

For the purpose of calculating contribution rates by dwelling type in the 2011 Plan, the 2006 occupancy rates were adjusted as follows:



- The occupancy rate for separate houses and subdivision of lots to support separate house development was assumed to be 3.1 persons per dwelling,
- The occupancy rate for multi-unit housing (excluding seniors living dwellings) was assumed to be 2.0 persons per dwelling. This was considered reasonable notwithstanding that the combined result for multi-unit dwellings was 1.56 persons per dwelling at the 2006 Census. The Census result was an inadequate assumption for future development under the Plan having regard to:
 - The age of the existing multi-unit dwellings in Camden,
 - The relatively small number and proportion of these types of dwellings in the Camden housing mix (2.5 percent of the total dwellings in 2006), and
 - The detailed assessment of assumed occupancy rates for similar dwelling types in the Oran Park and Turner Road release areas suggesting likely occupancy rates of between 1.8 and 2.4 persons per dwelling, and
- The occupancy rate for seniors living dwellings (independent living units) was assumed to be 1.5 persons per dwelling. The Census does not segment occupancy rates for this dwelling type it may be expected to comprise part of the stock of semi-detached, row or terrace housing. Compared to conventional multi-unit housing, seniors living housing may be expected to have fewer persons per household as they will almost exclusively be occupied by one- and two-person households. A figure of 1.5 persons per household is reasonable given this context.

The Occupancy rates recorded in Camden at the 2021 Census are shown in Table 11.

Private dwelling type	Number of dwellings	Number of persons	Occupancy rate (persons per dwelling)
Separate house	34,397	109,494	3.18
Semi-detached, row or terrace house	2,192	4,872	2.22
Flat, unit or apartment	365	664	1.82
Other dwelling	153	236	1.54
Dwelling structure not stated	62	136	NA
Total	37,169	115,402	3.10

Table 11: 2021 household occupancy rates for private dwellings in Camden

Source: Australian Bureau of Statistics 2023 and HillPDA 2023

As shown in Table 10 and 11, occupancy rates in the LGA generally increased from 2006 to 2021, especially for semi-detached, row or terrace houses and flats, units and apartments.

Secondary dwellings were assumed to have 1 person per bedroom.

For the purposes of this Plan, the utilised occupancy rates will remain at 2011 level to create consistency with previous infrastructure provision since the Plan's inception. Council notes that this will result in a slight reduction in contribution payments however it considers the benefits from consistency to outweigh the minor financial impacts. The Occupancy rates can be summarised in the following table, repeated from Section 2.13.1.

Table 12: Assumed population by development

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling

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Residential development type	Occupancy Rate
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Boarding houses and hostels	1 person per bed
Source: Camden Council 2023	

3.5 Facility demands

The Camden LGA has been experiencing significant urban development over at least the last 50 years. This is forecast to continue both within the LGA and in Spring Farm and Elderslie. Development within these greenfield precincts is forecast to continue and deliver the remaining 1,041 dwellings in Spring Farm and 1,016 dwellings in Elderslie, with an associated resident population of 3,227 and 3,061 respectively. This will add a further 6,288 residents to the Camden LGA.

While small in relative terms, development in greenfield precincts significantly impact on the demand for, and therefore the provision of, local infrastructure in these constrained areas. There is therefore a need for Council to address the infrastructure impacts of these remaining 2,057 dwellings though the preparation of this contributions plan.

Existing facilities and services have been generally designed to accommodate the existing population, although some facilities have additional capacity to accommodate population growth. Future residential development, and the populations that will occupy such development, can only be sustained by a significant investment in new and augmented facilities and services. While a number of projects have been funded and completed in the precincts through Section 7.11 contributions since 2012, there are some projects that are not yet fully funded. In general, these projects can be categorised under:

- Land acquisition for future open space development and infrastructure,
- Upgrades to existing open spaces,
- Drainage and road works,
- Ecological conservation,
- Plan preparation and administration services.

To aid in the administration of this Section 7.11 contribution Plan, the infrastructure needs and associated charges have been grouped under six categories being:

- Open space and recreation facilities,
- Community facilities,
- Local facilities Spring Farm,
- Local facilities Elderslie, and
- Plan preparation and administration services.

More detail on the demand for local infrastructure, the relationship of the infrastructure with the expected development, and the strategies for the delivery of the infrastructure are included in Sections 4.1 to 4.7 of this Plan.

The costs and programs of works related to these facility categories are shown in Section 6 of this Plan.

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4.0 STRATEGY PLANS FOR LOCAL INFRASTRUCTURE

4.1 Open space and recreation facilities

This section:

- Identifies the projected open space and recreation facility needs of the resident population in development addressed by this Plan, and
- Describes the method of calculating a reasonable contribution from development toward the provision of open space and recreation facilities demanded by that development.

4.1.1 Summary of local infrastructure demand and how that demand will be met

Residential development in the Spring Farm and Elderslie precincts was forecast at 17,759 persons in 2012. Since the forecast was made, roughly 11,471 residents have moved into the area with 6,288 residents still forecast to arrive. Such development will generate additional demand for open space and recreation works including:

- New parks and reserves for both active and passive recreation purposes, and
- New sports facilities, including sports fields, outdoor sports courts, playgrounds, leisure centres, and an athletics track.

Most of the required facilities are existing, having been provided since 2012. The remainder of facilities are partly funded by previous contributions and Council will seek a reasonable contribution from expected development towards the estimated final cost of those facilities.

The below sections have the infrastructure demand calculations as they were in 2012. Since the precincts are mature it is not proposed to revisit the infrastructure demands.

4.1.2 What is the nexus between the expected types of development and the demand for local infrastructure?

4.1.2.1 Open space land and embellishment

For the purposes of assessing facility demands, Council has in the past adopted the following planning open space planning standard:

3.64 hectares per 1,000 residents⁴

Other relevant and related criteria for the provision of new open space in the area include the following:

- Open space to be provided in two components district and local open space,
- The relative provision rates are to be generally 3.24 hectares per 1,000 residents for district open space and 0.4 hectares per 1,000 residents for local open space,
- District open space is to (wherever practicable):
 - Be located within 2 kilometres of all dwellings,
 - Be located near public transport routes or be easily accessible to cars, pedestrians and public transport,
 - Be not less than 5 hectares in size,
 - Provide walking and cycle tracks as an alternative to vehicle usage,
 - Provide a link to significant natural systems and features, and
 - Provide disability access.

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⁴ This is the planning standard contained in the Camden Council Open Space Strategy, adopted by Council on 29 January 2002



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- Local open space is to (wherever practicable):
 - Be located within 500 to 700 metres walking distance of all dwellings,
 - Have a minimum size of 2,000 square metres, and
 - Provide a lower level of development focusing on an informal park setting, including the following facilities as a base: grassed areas for walking, play, casual games, etc, trees, seating and shade, playground equipment.
- Open space areas must be provided with a slope of less than 1 in 6 for passive open space and a slope of less than 1 in 50 for active open space.

Application of the total area standard of 3.64 hectares per 1,000 residents standard to the projected population addressed under this Plan would result in that population needing a further 92.9 hectares of embellished parkland.

Council proposes to meet the demand for open space land by providing future facilities and through the provision of Rheinbergers Hill park in advance of development. The cost of acquiring Rheinbergers Hill will be recouped through the Contributions Plan.

Council has identified the following areas of local and district open space to be made available to meet the needs of future development:

- 11.23 hectares of land in the Elderslie release area (less land already acquired),
- 54.4 hectares of land in the Spring Farm release area,
- 16.76 hectares of land fronting the Nepean River south of Spring Farm, and
- 0.96 hectares of land within the Central Hills release area.

Together these areas comprise a total of 84.05 hectares of open space.⁵ When compared to the projected additional population under this Plan, this equates to a planned standard of additional provision of 3.4 hectares per 1,000 residents.

This amount includes some of the land acquired under previous contributions plans at Rheinbergers Hill that has been provided in advance of development and will, in part, meet future development needs. This Plan authorises the recoupment of part of the cost of acquiring this land.

Such parkland will meet the need for both local and district open space, and the provision of both passive and active recreation facilities.

Taking the existing and planned future areas into account results in an open space planning provision less than the 3.64 hectares per 1,000 residents standard. It is considered however that this Plan makes adequate provision for open space to meet the needs of development addressed by the Plan considering:

- The prevailing standard applied by the Growth Centres Commission in the planning of the Growth Centre urban release areas (being 2.8 hectares per 1,000 residents),
- That additional open space is to be provided in shared use drainage corridors in the Elderslie and Spring Farm release areas, and
- That the Plan includes limited additional embellishment works on existing open spaces to help address the notional shortfall in land quantum. The open areas nominated for passive open space embellishment include Glenlee Reserve, Sedgewick Reserve, Wandarrah Reserve, Birriwa Reserve, Manna Gum Reserve, Downes Reserve, Elizabeth Reserve).

⁵ This area does not include approximately 23.73 hectares of flood-free riparian areas planned to be made available for passive recreational use, and addressed as local area contributions in this Plan, in the Elderslie and Spring Farm release areas.



The active recreation component is expected to take up approximately 26.1 hectares of the open space leaving approximately 61 hectares needing to be embellished suit its purpose for passive recreation. This Plan includes allowance for development to meet the cost of embellishing passive open space land.

The future open space lands are those identified in:

- The master plan for the Elderslie urban release area,
- The master plan for the Spring Farm urban release area,
- Concept plans for the Central Hills urban release area, and
- Camden Contributions Plan No. 6, being open space fronting the Nepean River.

Council will also recoup part of the cost of providing the following existing open space at Rheinberger's Hill Park.

It is anticipated that almost all of the land required for open space purposes will be dedicated through conditions of consent imposed on subdivision approvals for land.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. At the time this Plan was prepared the value of the required lands was based on the values shown in Section 2.15 of this Plan.

The value of land already acquired is the actual cost of the land to Council at the time of acquisition from the developer, indexed to the date of adoption of the Plan in accordance with the EP&A Regulation.

Council may consider amendments to future local open space in the Spring Farm or Elderslie Development Areas. Proposals to amend the location of local open space land and embellishment in the *Camden Contributions Plan 2011 (Spring Farm and Elderslie)* must satisfy the following minimum requirements:

- Amalgamation of smaller local open space land parcels within a release area to provide a minimum 2,000m2 local open space land parcel,
- Proposed local open space land should be situated in within 500 metres walking distance of all dwellings, and
- Proposed open space land dimensions, embellishment and maintenance should be consistent with relevant specifications as set out in this Contributions Plan and to the satisfaction of Council's Works Section.

Amendments to the Spring Farm and Elderslie Open Space and Recreation Facilities Plan Maps in Section 6 of this Contributions Plan may also require corresponding amendments to Part C of the Camden Development Control Plan 2011, relevant Open Space and Recreation Strategy and/or Landscape Master Plan.

4.1.2.2 Recreation facilities

For the purposes of assessing facility demands, Council has adopted the planning standards for open space and recreation facilities listed in Table 13.

Table 13: Open space and recreation facility planning standards

Facility type	Standard	Source of standard
Sports grounds	1 sports ground per 1,850 residents	Recreation Study 1993 (GHD Pty Ltd)
Outdoor courts (netball, tennis, basketball)	1 outdoor court per 1,075 per residents	Recreation Study 1993 (GHD Pty Ltd)
Children's playground	1 playground or play space per 1,200 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 playground per 600 residents, with all facilities being within 400m walk of residents. Planning for the Growth Centre Precincts is considered to be more contemporary, reflecting in larger and better quality facilities spaced

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Facility type	Standard	Source of standard
		further apart. This standard is applied to development addressed under this Plan.
Athletics track	1 track per 75,000 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 track per 10,000 residents. This standard has since been found to be excessive. In addition, planning for the first Growth Centre Precincts has identified a standard of 1 per 75,000 residents for this facility type. This Plan assumes that a single, higher quality facility will be appropriate to meet the demands of existing and future residential development.
Leisure centre	1 centre per 37,500 residents	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 50,000 residents. This standard has since been found to be inadequate and Council plans to provide 2 centres – 1 at Camden and 1 at Narellan – to meet the demands of existing and future residential development.
Youth focused recreation facility	89 square metres per 1,000 residents plus outdoor facilities	Recreation Study 1993 (GHD Pty Ltd) identified a standard of 1 centre per 10,000 residents. Council now wishes to provide either one or two centres with a youth recreation focus and to provide such a facility or facilities at a similar scale and with similar inclusions to that specified for the first Growth Centre Precincts. The floor space standard used here reflects the standard applied in those Precincts.

Source: Camden Council 2023

Features of the current (2009) level of provision and use of these recreation facilities are as follows:

- Council provides 47 sports fields, including general purpose, AFL rugby and soccer fields. This equates to
 a level of provision of 1 field for every 1,100 residents, which is in excess of the planning requirement.
 Bookings for the use of fields however indicate that there is no available spare capacity in the provision
 of sports fields,
- Council provides 65 outdoor courts, including basketball, netball and tennis courts. This equates to a level
 of provision of 1 court for every 800 residents, which is also in excess of the planning requirement.
 Bookings and user surveys however indicate that there is no available spare capacity in the provision of
 outdoor courts,
- Council provides 66 playgrounds within open space reserves throughout the LGA. However the play facilities provided are of varying age and quality. This equates to a level of provision of 1 playground for every 784 residents. Many playgrounds do not meet contemporary needs for a range of play experiences in the one location. The planning for Camden's Growth Centre precincts involves providing fewer facilities of higher quality and amenity for users. This is an appropriate strategy for Council to pursue in seeking to meet the demands of development in the remainder of the LGA,
- There is no athletics track provided by Council in the LGA, yet a need exists for such a facility from the existing population,
- Council provides one leisure centre at Mount Annan. It has been Council's desire for some years to
 augment the facilities at this centre to cater for future population growth, and
- Council's previous contributions plan (Camden Contributions Plan 2004) indicated that there was about 916 square metres of floor space provided by Council dedicated to structure youth activities in Camden LGA, which equates to a level of provision of around 21 square metres per 1,000 residents. The planning for Camden's Growth Centre precincts involves providing centralised facilities with a recreation focus (called a 'Recreation and Youth Centre'. The centre's floor space equates to a provision standard of 89 square metres per 1,000 residents and also includes outdoor components such as BMX track and skate park. The higher standard of provision is justified on the grounds that more detailed planning of youth



needs has been undertaken and that Council needs to plan for contemporary needs rather than merely replicating existing levels of service provision.

The above commentary indicates that there is generally little or no spare capacity in existing recreation facilities and that new or augmented facilities will be required to be provided to meet the demands of expected development. In the case of recreation facilities for youth, a higher (than current) standard of facility provision is required to meet contemporary needs.

Application of the standards in Table 13 to the projected population results in that population needing the facilities listed in Table 14. The proposed means of delivering the required facilities is also described in Table 14.

Table 14: Open space and recreation facility requirements and deliver strategies

Facility type	Facility demands under this Plan	Source of standard
Sports grounds	14 sports grounds	8 grounds will be provided on land at the southern end of Spring Farm. 2 further grounds will be provided within Elderslie release area.
		Council will consider the following options for the provision of the further 4 grounds in the longer term:
Sports grounds		 Ferguson Lane land north west of Camden town centre
		 Provision of more grounds in the Growth Centre Precincts
		Council will retain the flexibility of providing some of the required grounds as smaller or "modified" sports grounds.
Outdoor courts (netball, tennis, basketball)	24 courts	Council will provide new courts to address both existing deficiencies in provision and provision related to the demands of new development. Council will provide a further 16 courts to augment the Kirkham facility. A further 6 courts will be provided on land in the Spring Farm release area and 2 courts at Onslow Park, Camden. Council will consider the following options to meet any remaining needs of the current and future population: Provision of more courts in the Growth Centre Precincts
Children's play space	21 play spaces	The historic practice of Council providing smaller playgrounds with minimal facilities that are all within walking distance of residents will be modified. Instead, Council will seek to provide higher quality facilities with a greater range of play experiences on fewer sites. Play spaces may include bouldering features, climbing areas, 'learn to' cycleways through to cycle obstacle course, skate facility, BMX/ mountain bike jumps and tracks. This strategy reflects the practice and rate of provision associated with playground and play space facilities planned for the Growth Centre Precincts. This strategy is more in keeping with contemporary community
		expectations and will be achieved as follows.
		 Playgrounds will be provided in the following locations: At minimum of 9 in Elderslie release area (2 in Kirkham Park and 2 other locations identified in Schedule 3 Works Maps),
		• A minimum of 8 in Spring Farm release area (8 play space locations are identified in Schedule 3 Works Maps),
		 A minimum of 2 in the Central Hills release area, Or as larger facilities replacing existing outdated playgrounds on existing parks in the LGA.
Athletics track	0.33 track (1 track to serve both existing and new development)	The location of the facility is yet to be determined, however possible sites include Camden Showground, Ferguson Lane or south of Spring Farm release area.
Leisure centre	0.66 centre (2 centres to serve	The delivery strategy to meet facility demand is twofold:

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Facility type	Facility demands under this Plan	Source of standard
	both existing and new development)	 Council will collect a reasonable contribution from future development toward works proposed in Stage 2 of the Mt Annan Leisure Centre.
		 Council will collect a reasonable contribution toward the planned cost to Council (excluding any confirmed grants) of improving the Camden pool.
Youth focused recreation facility	2,271 square meters accommodated in either 1 or more centres	Contemporary planning for the recreation and social needs of younger people is reflected in the 'Recreation and Youth Centre' facility proposed to serve the future populations of both Oran Park and Turner Rd Growth Centre Precincts. Council intends to apply the same philosophy to planning for the needs of youth in the remainder of the LGA's residential development areas.

Source: Camden Council 2023

4.1.3 How are contributions calculated?

Contributions will be collected from all residential development toward active open space and recreation facilities identified under this Plan. Rural residential development will only be levied the cost of providing passive recreation facilities.

The monetary contribution per person is calculated as follows:

Contribution per person (\$) =
$$\frac{C}{P}$$

Where:

- C = the estimated cost or if the facility is existing, the indexed, completed cost of providing each of the open space and recreation facilities (refer Section 6 works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P = the contribution catchment (in persons) attributable to each facility (refer Section 6 works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 15. The Residential Development Types listed in Table 15 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

Table 15: Household occupancy rates for residential development types

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing (other than dual occupancies, attached dwellings, exhibition homes, rural worker's dwellings, semi-detached dwellings and shop top housing).	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed
Source: Camden Council 2023	

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4.2 Community facilities

This section:

- Identifies the projected community facility needs of the resident population in development addressed by this Plan, and
- Describes the method of calculating a reasonable contribution from development toward the provision
 of civic and community facilities demanded by that development.

4.2.1 Summary of local infrastructure demand and how that demand will be met

Expected residential development in Spring Farm and Elderslie addressed by this Plan is likely to result in approximately 6,288 additional persons living in the LGA.

Such development will generate demand for community facilities infrastructure including the following:

- New library floor space to meet the needs of Central Hills residents.
- New multi-purpose community centre floor space (both local and district level facilities).
- Land for new community facilities.

Some of the required facilities are existing (that is, library facilities), having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Other facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

4.2.2 What is the nexus between the expected types of development and the demand for local infrastructure?

4.2.2.1 Land for community facilities

Land to be acquired for community facilities is associated with the facilities proposed to be provided under this Plan. Council has traditionally applied a land acquisition estimate equivalent to 2.5 times the amount of community floor space proposed to be constructed.

It is anticipated that the land required for community purposes will be acquired through a mix of dedications through conditions of consent imposed on subdivision approvals and through Council selectively purchasing land parcels.

The value of land yet to be acquired, and which will be levied on development, has been assessed by Council's valuer. This Plan assumes a cost of \$130 per square metre to acquire community facilities land.

The value of land already acquired is the value of the land at the time Council acquired the land from the developer, indexed to the date of adoption of the Plan in accordance with the Regulation.

4.2.2.2 Libraries

At the time of preparing this Plan, Council provided library services at the following locations:

- Narellan library (2,548 square meters of floor area)
- Camden library (806 square meters of floor area)

These facilities comprise a total of 3,354 square meters of floor area.

In planning for future facility needs for development anticipated under this Plan, Council uses the 'population based benchmark' published by the State Library of NSW (i.e. *People Places, A guide for Public Library Buildings in NSW*). Applying that standard to the current population (51,717) suggests that there is a current need for 2,212

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square meters of library floor space. There was, at the time this Plan was prepared, therefore a notional oversupply of library floor space of 1,142 square meters.

This situation has occurred because both the new Narellan library and upgraded Camden library was provided to cater for current and anticipated future needs.

The estimated future resident population of Camden (outside of the Growth Centre Precincts) that is addressed by this Plan is approximately 77,000. Applying the State Library standards to this projected population results in a projected library floor area need of 3,310 square meters. This is approximately the same as the current level of facility provision. On its face, this result suggests that Council need only recoup the cost of existing facilities provided in advance of development occurring, and does not need to provide new facilities.

This conclusion ignores the location of a significant future population at Central Hills (3,819 persons) that will be relatively remote from the Narellan and Camden facilities. Council therefore considers it unreasonable to not provide new local library facilities to meet the needs of this population and will therefore provide additional floor space in the adjacent Oran Park and Turner Road Precincts of the Growth Centre to address this. Again using the State Library standards, a total of 192 square meters of floor area will be needed.

Council's strategy to address the library facility needs associated with development addressed by this plan is to:

- Recoup part of the historic cost of providing library facilities at Camden and Narellan, and
- Provide additional library floor space as part of the proposed Oran Park Town Centre library.

4.2.2.3 Multi-purpose community facilities

Bookings and user surveys indicate that there is no available spare capacity in the current provision of multipurpose community floor space provided by the Council.

For the purposes of assessing facility demands, Council has adopted the following planning standard:

- 42 square metres per 1,000 residents for the provision of local community facilities, plus
- 13 square metres per 1,000 residents for the provision of district community facilities (comprising additional floor space to one or more of the local community centres.

This total standard of 55 square metres per 1,000 residents reflects the provision strategy adopted by Council in its previous contributions plan.

Application of the planning standard to the projected population resulting from development addressed by this Plan results in the following additional floor area needs:

- 1,072 square metres of multi-purpose community floor space to meet local level needs, and
- 332 square metres of multi-purpose community floor space to meet district level needs.

It is proposed to meet the total demand for 1,403 square metres of multi-purpose community floor space by providing the following new or expanded facilities:

- 1 centre of approximately 800 square metres of floor space within either the Elderslie and Spring Farm release area. This facility will primarily serve the demands generated by expected development in those areas.
- Approximately 150 square metres of floor space to be added to the multi-purpose community facility planned for the Turner Road Precinct. The Oran Park and Turner Road Section 94 Contributions Plan provides for a 515 square metre facility in this location. This facility expansion will primarily serve the demands generated by expected development in the Central Hills release area.
- The remaining 453 square metres floor space is to be provided as a district level facility adjunct to an existing Narellan Community Centre.

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This residual floor space would also be oriented to catering to families and children with, potential provision for sessional space for practitioners as well as meeting space for playgroups.

4.2.3 How are the contributions calculated

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

The monetary contribution per person is calculated as follows:

Contribution per person (\$) =
$$\sum \left(\frac{C}{P} \right)$$

Where:

- C = the estimated cost or if the facility is existing, the indexed, completed cost of providing each of the community facilities (refer Section 6 works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P = the contribution catchment (in persons) attributable to each facility (refer Section 6 works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 16. The Residential Development Types listed in Table 16 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

Table 16: Household occupancy rates for residential development types

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed
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Source: Camden Council 2023

4.3 Elderslie and Spring Farm local facilities

This section:

- Identifies the projected local facility needs related to expected development in two specific urban release areas addressed by this Plan: Elderslie and Spring Farm, and
- Describes the method of calculating a reasonable contribution from development in each of those areas toward the provision of the facilities demanded by development in each area.

4.3.1 Summary of local infrastructure demand and how that demand will be met

The facility demands arising from the development of the Elderslie and Spring Farm release areas are addressed by this Plan.

Aside from generating a need for open space and recreation and community facilities (which is addressed in Sections 4.1 and 4.2 of this Plan), development in these areas will generate demand for:

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- New and augmented roads, traffic and transport facilities, and
- New and augmented stormwater drainage facilities.

Some of the required facilities are existing, having been required in advance of development. Council will seek a reasonable contribution from expected development towards recouping part of the cost of those facilities.

Most facilities are proposed to be provided in the future and Council will seek a reasonable contribution from expected development towards the estimated cost of those facilities.

4.3.2 What is the nexus between the expected types of development and the demand for local infrastructure?

4.3.2.1 Roads, traffic and transport facilities

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

- Facilities for private vehicles, including roads and intersections,
- Facilities for public transport (primarily bus infrastructure), and
- Facilities for walking and cycling.

The existing transport network in these areas has generally been planned and developed to serve the historic rural and primary production land uses in the area, and not necessarily future urban development. Existing conditions for public transport, walking and cycling are either minimal or poor and are reflected in low levels of use for these modes.

While there is some operational spare capacity available in most of the surrounding road network it is not sufficient to cater for all the additional demands that will be attributable to the expected development in these areas.

The master plans and concept plans for the areas have identified a number of transport infrastructure upgrades to address the demands likely to be created by new urban development. The required infrastructure includes:

- New and upgraded intersections,
- New collector roads,
- Reconstruction of existing roads,
- Traffic management facilities (such as roundabouts),
- Provision of half-road widths fronting open space and drainage areas,⁶
- Services adjustments,
- Bus shelters,
- Cycleways,
- Pedestrian bridges,
- Streetscape facilities, and
- Land acquisition associated with the above.

Council will require contributions from developers under this Plan toward provision of the transport infrastructure that needs to be provided by a range of developments in each area.

As part of Amendment 1 of this Plan, the traffic and transport requirements have changed so that the following infrastructure will no longer be delivered as part of the Plan: E23 Pedestrian bridge over bypass, E37 Traffic signals (Link Rd and Lodges Rd intersection), SF21 Pedestrian overbridge.

A range of other transport management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17 of the EP&A Act. Such facilities are likely to include local

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⁶ The initial contributions plan applying to the Elderslie and Spring Farm development areas (CP2004) sought contributions for these facilities. Some of the facilities had been constructed at the time this Plan was prepared.



roads, footpaths and street tree planting within proposed subdivisions and traffic management devices and treatments on local roads required to provide safe and convenient access to the development - the demand for which is generated entirely by the proposed single development.

4.3.2.2 Stormwater drainage facilities

A significant investment in a modern stormwater drainage system is required in order to cater for the anticipated change in development context in the Elderslie and Spring Farm areas from predominantly rural and primary production uses to urban land uses.

The master plans and concept plans for the areas have identified a number of stormwater drainage facilities to address the demands likely to be created by new urban development. The required infrastructure includes:

- 'Rain gardens' and 'bioribbons',
- Wetlands and basins,
- Rehabilitation and landscaping of drainage reserves,
- Sediment control pits,
- Culverts,
- Services adjustments,
- Provision of half-road widths fronting open space and drainage areas, and
- Land acquisition associated with the above.

A range of other stormwater management facilities will be required by Council to be undertaken directly by the developer as conditions of consent under section 4.17 of the EP&A Act. Such facilities may include construction of kerb and gutter on local roads, installation of drainage pits and grates, and pipe connections to the trunk drainage network - the demand for which is generated entirely by the proposed development.

4.3.3 How are contributions calculated

Contributions will be collected from all residential development within the Elderslie and Spring Farm urban release areas toward local infrastructure identified under this Plan.

The monetary contribution per person is calculated as follows:

Contribution per person (\$) =
$$\frac{C}{P}$$

Where:

- C = the indexed estimated cost or if the facility is existing, the indexed, completed cost of providing the local infrastructure in the respective urban release area (refer Section 6 – works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P = the contribution catchment (in persons) attributable to each infrastructure item, being the projected resident population of the respective urban release area (refer Section 6 – works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 17. The Residential Development Types listed in Table 17 are identical to the definitions of these land uses in the *Camden Local Environmental Plan 2010*.

Table 17: Household occupancy rates for residential development types

Residential development type	Occupancy Rate	
Subdivided lots for residential or rural residential purposes	3.1 persons per lot	

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Residential development type	Occupancy Rate
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed
Source: Camden Council 2023	

These contributions do not apply to secondary dwellings, because it is considered that the initial lot had already contributed to roads and facilities in the precinct.

4.4 Plan preparation and administration

This section:

- Identifies the activities associated with the preparation and administration of this Plan,
- Describes the anticipated costs of those activities, and
- Describes the method of calculating a reasonable contribution from development toward the provision of contributions plan preparation and administration services.

4.4.1 What is the nexus between the expected types of development and the demand for local infrastructure?

Preparation and administration of contributions plans by councils incur significant costs.

Council staff are deployed to:

- Prepare and review contributions plans,
- Account for contributions receipts and expenditure, and
- Coordinate the implementation of contributions plans and works, including involvement in negotiating works in kind and material public benefit agreements.

Consultant studies are also commissioned by Council from time to time in order to determine the value of land to be acquired, the design and cost of works, as well as to review the development and demand assumptions of the contributions plan. Council is also required to engage the services of legal professionals from time to time to assist it in the administration of this Plan.

It is reasonable that the costs associated with preparing and administering this Plan be recouped from contributions from development.

Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a development contribution.

Costs included in this Plan for these purposes are determined as follows:

- The estimate of legal expenses will be determined by calculating the average annual legal expenses that Council has incurred for development contributions matters in the years immediately prior to the commencement of this Plan, and extending this average figure over the life of this Plan,
- The estimate of administration costs is equivalent to the current annual salary and on-costs (at the time the Plan is adopted) for 1 full time development contributions planning officer and 0.5 full time development contributions accounting officer and, and extending this annual figure over the life of the plan,

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- The estimate of costs to engage a land valuer to prepare and update at regular intervals the Land Value Index described in Section 2.15 of this Plan, and
- The costs of consultant studies used to prepare this Plan are the completed, indexed costs of the studies.

4.4.2 How are the contributions calculated?

Contributions will be collected from all residential development towards plan preparation and administration activities.

The monetary contribution per person is calculated as follows:

Contribution per person (\$) =
$$\frac{C}{P}$$

Where:

- C = the estimated cost or if the facility is existing, the indexed, completed cost of providing each of the open space and recreation facilities (refer Section 6 works schedule). Note: This cost should reflect the removal or modification of any item on the works list.
- P = the contribution catchment (in persons) attributable to each facility (refer Section 6 works schedule)

The monetary contribution for different residential development types is determined by multiplying the contribution per person by the assumed average household occupancy rates included in Table 18. The Residential Development Types listed in Table 18 are identical to the definitions of land uses in the Camden Local Environmental Plan 2010.

Table 18: Household occupancy rates for residential development types

Residential development type	Occupancy Rate
Subdivided lots for residential or rural residential purposes	3.1 persons per lot
Dwellings (other than multi-dwelling housing, residential flat buildings, seniors living housing and group homes)	3.1 persons per dwelling
Multi-dwelling housing	2.0 persons per dwelling
Residential flat buildings	1.8 persons per dwelling
Seniors living housing	1.5 persons per dwelling
Group homes	1 person per bedroom
Secondary dwellings	1 person per bedroom
Boarding houses and hostels	1 person per bed
Source: Camden Council 2023	

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5.0 REFERENCES

Australian Bureau of Statistics, Producer Price Index, General Construction for NSW, Catalogue No. 6427.0 Australian Bureau of Statistics, Consumer Price Index, Sydney, All Groups, Catalogue No. 6401.0 Australian Bureau of Statistics, Census of Population and Housing 2006 Time Series Profile, Catalogue No. 2003.0, Table 15 Camden Council (2005), Library Strategic Plan 2003 – 2010: Vibrant Places – People Spaces Camden Council (2009), Sustainable Camden Report 2009/2010 Camden Council (2008), Oran Park and Turner Road Precincts Section 94 Contributions Plan Camden Council (undated), Open Space Strategy Camden Elderslie and Spring Farm Land Values, HillPDA Consulting, September 2022. Camden Local Environmental Plan 2010 Camden Development Control Plan 2011 Camden LGA Emergency Risk Management Report and Displan Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000 Development Contributions System - Directions and technical advice Section 94E direction: 4 March 2011 Section 94E direction: 9 September 2009 Section 94E direction: 14 September 2007 Section 94E direction: 10 November 2006 Section 94E Direction – Development contributions 15 March 2011: PS 11-012 Planning circular - Guidelines for the assessment of Local Contributions Plans by IPART 24 November 2010 Planning circular - Reforms to Local Development Contributions 16 September 2010 Planning circular – Local Development Contributions 4 June 2010 Planning circular – Building Education Revolution Program – section 94E Direction 15 September 2009 Planning circular - Complying development - certifiers to follow Minister's directions on development contributions 21 July 2009 Planning circular – Review of infrastructure contributions 23 December 2008 Planning circular – Infrastructure contributions 6 November 2007 Planning circular - Changes to the application of section 94A of the EP&A Act - Ministerial Direction 6 December 2006 Local Development Contributions Practice Note For the assessment of Local Contributions Plans by IPART 24 November 2010 Development Contributions Practice Notes (2005, with updates December 2006) Lean & Hayward Pty Ltd (2006), Elderslie Revised Section 94 Plan and Cost Estimate, prepared for Camden Council

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Lean & Hayward Pty Ltd (2006), Spring Farm Revised Section 94 Plan and Cost Estimate, prepared for Camden Council

NSW Rural Fire Service (2011) Macarthur Zone Strategic Plan 2010-2020

SES Camden Local Headquarters – Business Plan 2009-201

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Spring Farm North - Tim Elliott Real Estate Valuer, April 2011

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Spring Farm South - Tim Elliott Real Estate Valuer, April 2011

Review of Land Values For Camden Council Development Contributions Plan 2011 - Acquisitions Elderslie - Tim Elliott Real Estate Valuer, April 2011

NSW Statistical Local Area Population Projections, 2006-2036, NSW Planning and Infrastructure, April 2010

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6.0 WORK SCHEDULES

6.1 Contributions schedule

Facility									
Facility	Entire		Urban Resident	Urban Residential Development			Secondary Dwellings	s	
	Development (\$)	Per Person	Per Subdivided Lot or Dwelling	Per Dwelling in a Multi Dwelling Housing Development	Per Seniors Living Dwelling	1 Bedroom	2 Bedroom	3 Bedroom	E
	Occupancy Rate:	-	3.1	2	1.5	-	2	ю	
Open Space and Recreation Facilities									
Land Acquisition \$	167,131,357	\$ 6,317	\$ 19,582	\$ 12,633	\$ 9,475	\$ 6,317	\$ 12,633	\$	18,950
Works \$	23,917,716	\$ 3,401	\$ 10,543	\$ 6,802	\$ 5,102	\$ 3,401		\$	10,203
Total	191,049,073	\$ 9,718	\$	\$ 19,436	, S	\$	ڊ ج	\$	29,153
Community Facilities							-		
Land Acquisition \$	1,067,084	\$ 40	\$ 125	\$ 81	\$ 60	\$ 40	\$ 81	\$	121
Works \$	21,340,868	\$ 458	\$ 1,420	\$ 916	\$ 687	\$ 458	\$ 916	÷	1,374
Total \$	22,407,952	\$ 498	\$ 1,545	\$ 997	\$ 748	\$ 498	\$ 997	\$	1,495
Local Facilities - Elderslie Development Area	e								
Land Acquisition \$	22,623,236	\$ 3,698	\$	\$ 7,395	\$ 5,547				
Works \$	85,715,649	\$ 14,010	\$ 43,431	\$ 28,020	\$ 21,015				
Total \$	108,338,885	\$ 17,708	\$	\$ 35,415	\$				
Local Facilities - Spring Farm Development Area	Area								
Land Acquisition \$	55,382,006	\$ 4,758	\$ 14,749	\$ 9,515	\$ 7,137				
Works \$	139,308,200	\$ 11,968	\$ 37,099	\$ 23,935	\$ 17,951				
Total \$	194,690,206	\$ 16,725	\$ 51,848	\$ 33,450	\$ 25,088				
Plan Preparation and Administration Services	es								
Services \$	4,363,891	\$ 165	\$ 511	\$ 330	\$ 247	\$ 165	\$ 330	\$	495
Total \$	4,363,891	\$ 165	\$ 511	\$ 330	\$ 247	\$ 165	\$ 330	\$	495
Total contributions required under the Plan for residential development areas (per subdivided lot or dwelling house)	Plan for residential developm	ent areas (per si	ubdivided lot or dv	velling house)					
Elderslie Development Area	\$87,075	I		1					
Spring Farm Development Area	\$84,030								
Secondary Dwelling (per bedroom)	\$10,381								

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6.2	Open space and recreation			CONC	consultans =			
Item	Facility	Status	Quantity	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
Land acc	Land acquisition		-					-
OS1	Open Space - Elderslie (excludes Rheinbergers Hill recoupment) - i.e. 14.63ha - 2.9ha = 11.73ha (2.578 ha left)	In progress	117,300	25,782	\$10,519,056	\$36,400,944	\$46,920,000	2022-2023
0S2	Open Space - Elderslie - deduction of 0.5ha as a result of re- masterplanning of precinct	Complete	5,000			-\$1,836,000	-\$1,836,000	
OS3	Open Space - Spring Farm - all classes of land type - 31.814ha (2.76ha left for acquisition)	Complete	318,140			\$66,281,381	\$66,281,381	
OS4	Open Space - Spring Farm - deduction of 3.358haas a result of re-masterplanning of precinct	Complete	33,580			-\$5,830,650	-\$5,830,650	
OS5	Open Space - Spring Farm - Area L1 (6.14ha) identified in Tim Elliott report of 26 Nov 2008	Complete	61,400			\$26,920,755	\$26,920,755	
OS6	Open Space - Spring Farm - flood affected (19.79ha) (5.88ha left for acquisition)	In progress	58,800	58,800	\$5,997,600	\$14,188,200	\$20,185,800	2022-2023
057	Open Space - Nepean River - area identified for acquisition under CP6 (16.76ha) (2.129ha left for acquisition)	In progress	167,600	21,290	\$2,171,580	\$9,558,420	\$11,730,000	2022-2023
OS8	Central Hills local open space (passive recreation only)	Complete	9,600			\$2,760,071	\$2,760,071	
Total			694,260	105,872	\$18,688,236	\$148,443,121	\$167,131,357	
Works								
0S9	Embellishment of passive open space - future and recoupment (2.76 ha left to be delivered)	In progress	611,400	105,872	\$6,683,725	\$25,139,947	\$31,823,672	Ongoing
OS10	Embellishment of existing passive open space identified in Camden Contributions Plan 2004	Complete	50,000		\$837,897	\$1,764,628	\$2,602,525	2022-2023
OS11	Children's playgrounds/playspaces	In progress	21	1 (Herbert's Hill)	\$450,000	\$4,380,750	\$4,830,750	2026-2027
0S12	Sportsgrounds	In progress	14	6 (Spring Farm, Hilder Reserve)	\$7,720,002	\$781,578	\$8,501,580	Ongoing
OS13	Sportsgrounds amenities	In progress	7	2 (Spring Farm, Hilder Reserve)	\$5,328,854	\$6,868,035	\$12,196,889	Ongoing

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Item	Facility	Status	Quantity	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
0S14	Outdoor sports courts	In progress	24	12	\$1,464,909	\$1,690,135	\$3,155,044	2024-2025
OS15	Youth recreation facility.	Complete				\$7,234,249	\$7,234,249	
OS16	Youth recreation facility fit out	Outstanding			\$1,432,329		\$1,432,329	2022-2023
0S17	Youth recreation outdoor components (BMX, skatepark)	Complete				\$780,164	\$780,164	
OS18	Youth recreation facility carpark and landscaping	Complete				\$277,602	\$277,602	
OS19	Leisure centre (Mt Annan Stage 2)	Complete				\$12,883,727	\$12,883,727	
0220	Athletics track	Complete				\$515,300	\$515,300	
0S21	Open space and recreation facilities strategy	Complete				\$282,577	\$282,577	
0S22	Open Space - Rheinbergers Hill acquisition (approx 2.9ha)	Complete				\$9,911,803	\$9,911,803	
	Credit from previous contributions plans							
	CP6 funds balance as at 31 Octboer 2011 (Actual cost indexed to current)					-\$7,080,802	-\$7,080,802	
Total					\$23,917,716	\$65,429,692	89,347,308	

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P22052 Camden Council Camden Contribution Plan 2011 (Amendment 1)

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ltem	Facility	Status 6	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Contribution catchment (persons)	Contribution rate (per person)
Land ac	Land acquisition						
C1	Land for new community centres	Complete		\$1,067,084	\$1,067,084	26,464	\$40
Total					\$1,067,084		\$40
Works							
	Augmentation of Oran Park Library						
	Branch library, building component	Complete		\$679,571	\$679,571	26,464	\$26
C2	Branch library, fit out (loose FFE, books, computers, shelving and security)	Complete		\$211,534	\$211,534	26,464	\$8
	Landscaping and parking component	Complete		\$39,975	\$39,975	26,464	\$2
	Elderslie/Spring Farm multipurpose community centre						
C	Community centre building and fit out component	Complete		¢3,397,856	\$3,397,856	26,464	\$128
	Landscaping and parking component	Complete		\$166,562	\$166,562	26,464	\$6
	Augmentation of Turner Road multipurpose community centre						
C4	Community centre building and fit out component	Complete		\$637,098	\$637,098	26,464	\$24
	Landscaping and parking component	Complete		\$31,230	\$31,230	26,464	\$1
	District level multipurpose community floor space – adjunct to Narellan Community Centre						
£	Community centre building and fit out component						
	Landscaping and parking component	Complete		\$2,244,773	\$2,244,773	26,464	\$85
C6	Narellan Library	Complete		\$11,696,406	\$11,696,406	78,181	\$150
C7	Camden Library	Complete		\$2,235,863	\$2,235,863	78,181	\$29
Total					\$21,340,868		\$458

6.4	Elderslie			CONSIATING			
Item	Facility	Status	Quantity remaining	Total estimated cost acquired or completed)	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
Land a	Land acquisition						
E1	Land for drainage works - not flood affected (6.483ha)	In progress	6,151	\$941,103	\$4,226,649	\$5,167,752	2022-2023
E2	Land for drainage works - flood affected (10.791ha)	In progress	6,375	\$650,250	\$4,852,520	\$5,502,770	2022-2023
E3	Land for road works include half road fronting open space (7.99ha)	In progress 9,325	9,325	\$3,804,600	\$8,148,113	\$11,952,713	2022-2023
Total				\$5,395,953	\$17,227,283	\$22,623,236	
Works							
	Drainage works – Elderslie						
E4	Design	Complete			\$325,476	\$325,476	
ES	Litter/sediment control pits	Complete			\$810,680	\$810,680	
	Herbert Rivulet						
E6	Raingardens	In progress	531	\$107,117	\$608,611	\$715,728	2024-2025
Е7	Subsurface wetlands/basins	In progress	1,071	\$261,966	\$2,053,659	\$2,315,626	2023-2024
E8	Riparian corridor general earthworks	In progress	3,076.00	\$24,704	\$1,385,698	\$1,410,401	2024-2025
E9	Cycleways & retaining walls	In progress	3,087.50	\$405,685	\$1,131,182	\$1,536,867	2025-2026
E10	Landscaping of riparian corridor	In progress	3,076.00	\$54,326	\$3,050,796	\$3,105,121	2024-2025
E11	Pedestrian bridges over riparian corridor	Complete			\$572,058	\$572,058	
	Oxley Rivulet						
E12	Raingardens	Complete			\$931,577	\$931,577	
E13	Subsurface wetlands/basins	Complete			\$2,499,911	\$2,499,911	
E14	Riparian corridor general earthworks	Complete			\$1,263,153	\$1,263,153	
E15	Cycleways & retaining walls	In progress		\$173,292	\$1,319,711	\$1,493,003	2022-2023
E16	Landscaping of Riparian corridor	In progress		\$84,727	\$2,979,532	\$3,064,259	2022-2023
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Item	Facility	Status	Quantity remaining	Total estimated cost acquired or completed)	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
E17	Pedestrian bridges over riparian corridor	In progress	1	\$421,516	\$421,516	\$843,032	2024-2025
E18	Local culverts(LC1, LC2,LC3, LC4)	Complete			\$3,205,015	\$3,205,015	
E19	Distributor culvert (DC1)	Complete			\$1,413,976	\$1,413,976	
E20	Distributor bridge (DB1)	Outstanding	1	\$2,262,363		\$2,262,363	2023-2024
	Road works – Elderslie						
E21	Intersection, CVW / Kirkham	Outstanding	1	\$3,346,412		\$3,346,412	2023-2024
E22	Intersection, CVW / Hilder	Outstanding 1	1	\$797,483		\$797,483	2023-2024
E23	Pedestrian bridge over bypass	No longer required					
E24	Intersection, Bypass / Collector	Complete			\$2,319,397	\$2,319,397	
E25	Intersection CVW Macarthur Road	Complete			\$914,613	\$914,613	
E26	Design collector roads	Complete			\$741,999	\$741,999	
E27	Road pavement excl. half roads fronting open space	In progress	1.71	\$2,740,287	\$5,128,022	\$7,868,309	2023-2024
E28	Link road construction	In progress	684	\$2,224,468	\$9,671,601	\$11,896,069	2023-2024
E29	Lodges Road construction	Complete			\$6,149,856	\$6,149,856	
E30	Hilder Street construction	Complete			\$1,918,766	\$1,918,766	
E31	Bus Shelters (quantity 12)	Complete			\$226,237	\$226,237	
E32	Street scape (Lodges Rd) and electrical reticulaton	In progress		\$8,000	\$2,190,344	\$2,198,344	2022-2023
E33	Street scape (Link Rd) \$500/lin m	In progress	684	\$644,773	\$1,544,948	\$2,189,722	2023-2024
E34	Street scape (Hilder St) \$500/lin m	In progress	1	\$748,080	\$748,080	\$1,496,160	2023-2024
E35	Roundabouts (Minor)	Complete			\$492,063	\$492,063	
E36	Roundabouts (Major) (1 of 4 remaining)	In progress	1	\$216,810	\$867,239	\$1,084,049	2023-2024
E37	Traffic signals (Link Rd and Lodges Rd intersection)	No longer required					

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2023-2024

\$7,406,865 \$7,878,883

\$472,018

In progress 0.29

Half roads fronting open space

E38

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				HIIPDA	A		
Item	Facility	Status	Quantity remaining	Actual cost (Total estimated cost completed)	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
E39	Masterplan - Elderslie as at September 2009	Complete			\$577,822.82	\$577,823	
E40	Half roads land dedicated and works constructed by developers. Provided in advance of development. as at September 2009	Complete			\$5,851,218.54	\$5,851,219	
Total				\$14,994,028	\$70,721,622	\$85,715,649	

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Attachment 2

Spring Farm 6.5

ltem	Facility	Status	Quantity remaining	Total estimated cost acquired or completed)	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
and acq	Land acquisition						
SF1	Land for drainage works - non flood affected (17.25ha)	Complete			\$15,429,543	\$15,429,543	
SF2	Land for drainage works - flood affected	In progress	3,974	\$608,022	\$18,146,433	\$18,754,455	2025-2026
SF3	Land for road works - non flood affected (6.9ha)	In progress			\$11,685,968	\$11,685,968	
SF4	Land for road works - flood affected (1.37ha)	Complete			\$742,482	\$742,482	
SF5	Half roads fronting open space	In progress	3,000	\$1,224,000	\$7,545,557	\$8,769,557	2024-2025
Total				\$5,395,953	\$17,227,283	\$22,623,236	
Works							
	Drainage works – Spring Farm						
SF5	Design	In progress 25%	25%	\$394,179	\$1,182,536	\$1,576,715	2024-2025
SF6	Litter / Sediment Control	Complete			\$1,621,360	\$1,621,360	
SF7	Bio Ribbons	In progress	15%	\$1,437,307	\$8,144,742	\$9,582,049	2025-2026
SF8	Subsurface wetlands	In progress	3,974	\$1,025,508	\$11,247,810	\$12,273,318	2025-2026
SF9	Riparian Corridor General earthworks	Complete			\$3,741,383	\$3,741,383	
SF10	Riparian Corridor landscaping	Complete			\$18,902,042	\$18,902,042	
SF11	Culverts Richardson Rd crossing riparian corridor	Complete			\$1,696,772	\$1,696,772	
SF12	Dam Reconstruction & embell.	Complete			\$1,300,858	\$1,300,858	
SF13	Underground cable over dam	Complete			\$848,386	\$848,386	
SF14	Springs Road Bridge	Complete			\$2,262,362	\$2,262,362	
	Road works – Spring Farm						
SF15	Roundabouts (Minor)	Complete			\$437,391	\$437,391	
SF16	Roundabouts (Major)	In progress	1	\$325,215	\$2,926,932	\$3,252,146	2022-2023
SF17	Culvert collectors	Complete			\$3,959,134	\$3,959,134	

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Item	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
SF18 I	Intersection CVW/Macarthur Rd	Complete			\$3,959,134	\$3,959,134	
SF19 N	Macarthur Rd Traffic Management	Outstanding 100%	100%	\$2,339,472		\$2,339,472	2022-2023
SF20 I	Intersection Bypass/Link Road Collector	Complete			\$4,580,809	\$4,580,809	
SF21 F	Pedestrian Overbridge	No longer required					
SF22 F	Pedestrian links over riparian corridor	Complete			\$1,300,858	\$1,300,858	
SF23 F	Richardson Road Design	Complete			\$110,539	\$110,539	
SF24 F	Richardson Rd Construction 1200 lin m	Complete			\$3,902,575	\$3,902,575	
SF25 F	Richardson Rd underground power	Complete			\$3,770,605	\$3,770,605	
SF26 F	Richardson Rd street scape	Complete			\$1,674,148	\$1,674,148	
SF28 L	Link Rd (Bypass CH 0 to Ch 495))	Complete			\$2,535,731	\$2,535,731	
SF29 L	Link Rd Intersection with Richardson Rd (Ch 495)	Outstanding	1	\$744,694		\$744,694	2022-2023
SF30 1	Link Rd (Richardson Rd Ch 495 to Ch 1495)	Complete			\$4,986,624	\$4,986,624	
SF31 L	Link Rd Traffic Lights (Ch 1495)	Complete			\$490,178	\$490,178	
SF32 1	Link Rd (Ch 1495 to Ch 2360)	Complete			\$2,818,527	\$2,818,527	
SF33 L	Link Rd Intersection with Industrial Service Road	Complete			\$1,257,497	\$1,257,497	
SF34 L	Link Rd Street Scape (Ch 0 to Ch 495) @ \$500/ lin m	Complete			\$406,565	\$406,565	
SF35 L	Link Road Street scape (Ch 495 to Ch 2360)(1/2 road) @ \$300/ lin m	Complete			\$1,054,827	\$1,054,827	
SF36 L	Link Rd Culvert	Complete			\$557,529	\$557,529	
SF37 5	Springs Rd upgrade to urban design	Complete			\$110,539	\$110,539	
SF38 5	Springs Rd upgrade to urban construct	Complete			\$3,325,673	\$3,325,673	
SF39 9	Springs Rd upgrade to urban design (remainder)	Complete			\$48,360	\$48,360	
SF40 9	Springs Rd upgrade to urban construct (remainder)	Complete			\$1,138,251	\$1,138,251	
SF41 5	Springs Rd Street Scape 1,550m @ \$410 per lin.m	In progress	Final stages	\$8,000	\$1,190,110	\$1,198,110	2022-2023
SF42 5	Springs Road electrical works	Complete			\$272,426	\$272,426	

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Facility	Status	Quantity remaining	Total estimated cost acquired or completed)	Actual cost (if acquired or completed)	Total cost of complete and outstanding infrastructure	Priority/staging
Springs Road lowering works	Completed using credit from CP 6			\$6,626,764	\$6,626,764	
Macarthur Rd (Electrical) - undergrounding of overhead electrical power lines	Complete			\$867,239	\$867,239	
Glenlee Rd design	Complete			\$64,942	\$64,942	
Glenlee Rd construction	Complete			\$1,528,509	\$1,528,509	
Glenlee Rd Street Scape 470 lin m @ \$500 per lin m	Complete			\$382,172	\$382,172	
Glenlee Rd electrical reticulation and street lighting	Complete			\$301,649	\$301,649	
Industrial service road construction	Complete			\$4,415,378	\$4,415,378	
Bus shelters (quantity 36)	In progress	2	\$37,706	\$641,003	\$678,709	2023-2024
Shared cycleway/footpath within Bush Corridor (120m long and 2.5m wide)	Complete			\$45,247	\$45,247	
Other						
Open Space - Regeneration of Elderslie Banksia Scrub (EBS)	In progress	77,000	\$3,498,572	\$7,918,819	\$11,417,391	Ongoing
Open Space - Acoustic Barrier next to substation	Complete			\$1,300,858	\$1,300,858	
Half roads fronting open space 10290 lin m (5.478ha)	In progress	3,000	\$568,766	\$8,971,158	\$9,539,924	2024-2025
Masterplan - Spring Farm. Provided in advance of development. Actual cost as at September 2009	Complete			\$1,689,634	\$1,689,634	

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SF43

SF45 SF46

SF44

SF48 SF49 SF50 SF51

SF47

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\$139,308,200 -\$6,626,764

\$128,928,782 -\$6,626,764

\$10,379,418

\$3,038,958

\$3,038,958

Complete

Half roads land dedicated and works constructed by developers.

Actual cost as at September 2009

Actual cost as at September 2009 9(1.13ha)

SF56

CP 6 funds balance as at 30 Jun 2009 for item SF43

Total

Credit from previous contributions plans

Attachment 2

SF52 SF53 SF54 SF55

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ltem	Facility	Status	Quantity remaining	Total estimated cost	Actual cost (admin costs spent)	Total cost of complete and outstanding infrastructure	Priority/staging
PA1	Provision of a development contributions planning officer over 15 years	In progress	4 years	\$612,342	\$1,683,941	\$2,296,283	Progressively over the life of the Plan
PA2	Provision of a development contributions accounting officer over 15 years	In progress	4 years	\$353,559	\$972,287	\$1,325,846	Progressively over the life of the Plan
PA3	Provision of legal services in relation to the implementation of this Plan over 15 years	In progress	4 years	\$113,030	\$310,834	\$423,864	Progressively over the life of the Plan
PA4	Provision of valuation advice provided at least annually to maintain the Land Value Index	In progress	4 years	\$84,773	\$233,125	\$317,898	Progressively over the life of the Plan
PA5	Plan preparation costs	Complete					Prior to commencement of the Plan
Total				\$1,163,704	\$3,200,187	\$4,363,891	

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6.7 Camden Contributions Plan 2011 non development assumptions summary

Occupancy Rates	
	Persons per dwelling
Subdivided lot or dwelling	3.1
Multi-dwelling housing (other than attached dwellings, dual occupancies, exhibition homes, rural worker's dwellings, semi-detached housing and shop top housing).	2.0
Residential flat buildings	1.8
Seniors living dwelling	1.5

Land valuations for land acquisition items*	
	Cost per m2
Elderslie open space	-
Premium land (assumed to be 50% of total)	\$125.00
Good land (assumed to be 50% of total)	\$85.00
Elderslie drainage	
Elderslie - non flood affected (assumed weighted average)	\$65.00
Elderslie - flood affected	\$40.00
Elderslie roads	
Premium land	\$125.00
Spring Farm	
Spring Farm - unconstrained	\$125.00
Spring Farm - constrained - not flood affected	\$65.00
Spring Farm - constrained - flood affected	\$40.00

*Source: Review of Land Valuations for Camden Council, April 2011

Existing facilities costs to be partially recouped under this Plan	Completed cost (as at September 2009 CPI 168.1)		Benefit population
	200	9 CI I 100.1)	
Open space and recreation			
Open Space - Rheinbergers Hill acquisition (approx 2.9ha)	\$	7,461,865	26,114
Narellan Library	\$	8,805,358	78,181
Camden Library	\$	1,683,216	78,181
Public car parking			
Nil			

P22052 Camden Council Camden Contribution Plan

6.8 Camden Contributions Plan 2011 development assumptions summary

Population Projections	Dwellings	People
Current Population (estimate 31 Dec 07)	16,820	51,717
Land zoned for Residential Purposes	12,163	37,084
Land proposed to be zoned for Residential Purposes	850	2,635
Rural Residential Development	113	350
Less development on land addressed by VPAs	4,461	13,605
Development growth addressed by this Plan	8,665	26,464
Growth Centres precincts	54,161	150,936
Radar Sites - UNCERTAIN	100	600
TOTAL	97,333	283,392

Residential Development

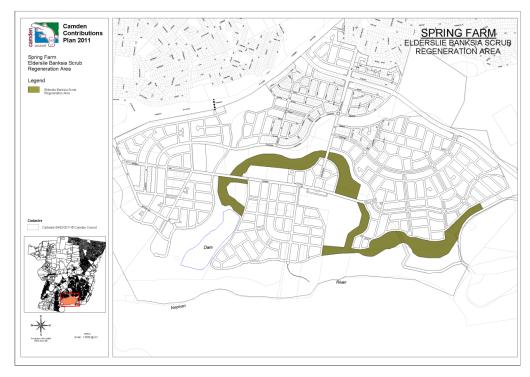
Area	No of Lots	No of Dwellings	No of People
Land Zoned for Residential Purposes			
Elderslie	1,942	2,002	6,118
Spring Farm	3,755	3,755	11,641
Sub Total	11,993	12,163	37,084

7.0 MAPS

The following maps showcase the location of relevant items from the work schedules:

- Spring Farm Banksia Regeneration,
- Spring Farm Drainage Land and Works,
- Spring Farm Open Space and Recreation Facilities,
- Spring Farm Riparian Regeneration Areas,
- Spring Farm Road Works, and
- Elderslie Roadworks and Drainage.

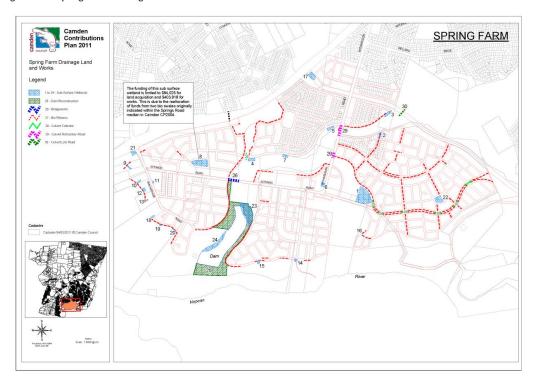
Figure 2: Spring Farm Banksia Regeneration

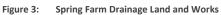


Source: Camden Council 2023

P22052 Camden Council Camden Contribution Plan 2011 (Amendment 1)







Source: Camden Council 2023

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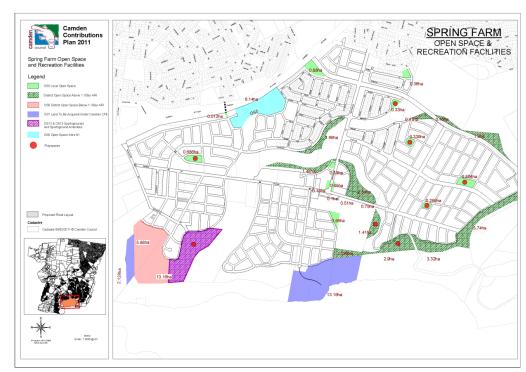


Figure 4: Spring Farm Open Space and Recreation Facilities

Source: Camden Council 2023



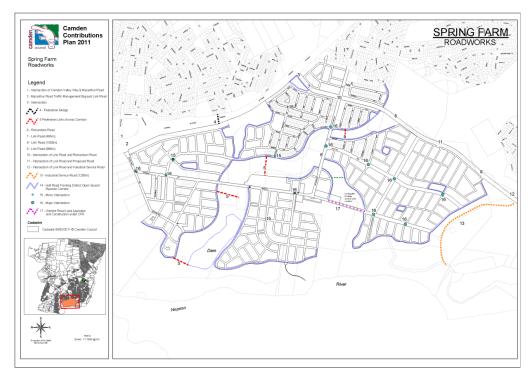




Source: Camden Council 2023







Source: Camden Council 2023

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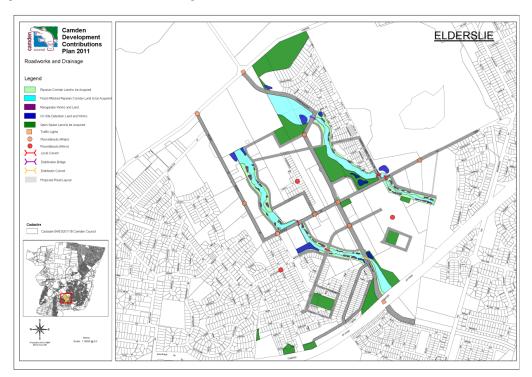


Figure 7: Elderslie Roadworks and Drainage

Source: Camden Council 2023

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P22052 Camden Council Camden Contribution Plan 2011 (Amendment 1)

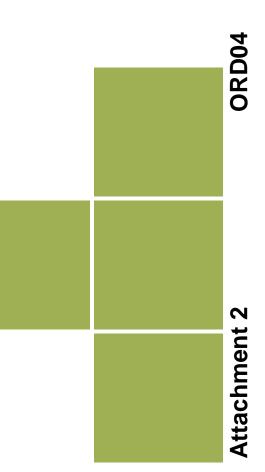


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- 5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions
- 6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report
- 7. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions.
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P22052 Camden Council Camden Contribution Plan 2011 (Amendment 1)





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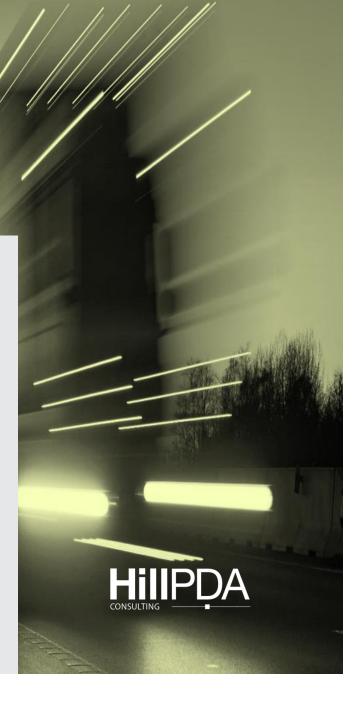
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P22052 Camden Council Camden Contribution Plan

Camden Council Heavy Haulage Contribution Plan

Prepared for Camden Council

October 2023



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Attachment 3

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Reviewer		
Signature	L:\Administration\Staff\Electronic Signatures Dated Click here to enter a date.	
Report Deta	ils	
Job Number	P22052	
Version	FINAL	
File Name	Click here to enter a response	
Date Printed	11 July	
P22052 Car	nden Council Heavy Haulage Contribution Plan 2 of	12



EXECUTIVE SUMMARY

This heavy haulage contribution plan allows Camden Council to levy contributions under section 7.11 of the *Environmental Planning and Assessment Act 1979* in areas within the Camden Local Government Area subject to increased heavy vehicle movements. Increased heavy vehicle movements increase road maintenance requirements, therefore it is reasonable that contributions are charged.

Development Subject to a contribution

This plan applies to any development that, in the opinion of Council, generates a greater than normal impact on Council roads as a result of heavy vehicle movements.

Contribution rates

Development Type Contribution Rate	
------------------------------------	--

Traffic Generating Development

To be determined by a traffic assessment using methodology outlined within this plan

HEAVY HAULAGE CONTRIBUTION PLAN



Attachment 3

1.0 ADMINISTRATION

1.1 Legislative requirements

This plan is made under Section 7.11 of the *Environmental Planning and Assessment Act* (EP&A Act). Section 7.11 allows Camden Council (Council) to impose, as a condition of consent, the payment of a monetary contribution where a development will, or is likely to, require the provision of, or increase the demand for, public amenities and public services.

1.2 Purpose of this plan

This plan seeks to fund the cost of maintaining Council roads used for heavy haulage (including extractive industry) by means of a road maintenance contribution.

1.3 Name of this plan

This plan is called *Camden Section 7.11 Contribution Plan – Heavy Haulage 2023*.

1.4 Commencement of this plan

This Plan comes into effect on the day on which notice of the council's decision to approve the plan is published on the council's website, or a later day specified in the notice.

1.5 Land to which the Plan applies

This plan applies to the Camden Local Government Area (LGA).

1.6 Definitions

Extractive industry	Extractive industry means the winning or removal of extractive materials by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming. For the purpose of this plan, extractive industry also includes mines and the processing and/or refining of extractive materials and water from springs/bores.
ESA	ESA means Equivalent Standard Axels. One ESA is a dual tyred single axle transmitting a load of 8u0kN or 8.2 tonnes.



2.0 NEXUS AND IMPACT OF TRAFFIC GENERATING DEVELOPMENT

2.1 Where the contribution applies

Contributions will be applied where Council deems a development will have ongoing heavy vehicle activity on a Council road. This could include extractive industry, mines, or agriculture.

Contributions do not apply to bulk earthworks for subdivision and development as these do not create ongoing heavy vehicle impacts.

Heavy haulage contributions can only apply to roads under the control of Council, to the extent where it reaches the nearest State or Regional Road or the Council boundary.

2.2 Why does the contribution apply?

Heavy vehicles deteriorate roads faster than standard vehicles. When the movement of heavy vehicles is directly attributable to a development, it is reasonable that the development contributes to the maintenance resulting from the increased level of deterioration. This contribution plan funds the additional routine maintenance, repairs and rehabilitation that would be required to keep the road serviceable and safe as a result of the additional heavy vehicle movements. The extent of additional expenditure is directly related to heavy vehicles, and their movements, on the roads.

2.3 Contributions will be spent on the maintenance of roads

These contributions will be allocated to fund the maintenance of the roads identified in the Traffic Study, unless other roads are identified as being impacted by the operator, such as where the operator deviates from an approved route regularly.



3.0 HOW ARE CONTRIBUTIONS CALCULATED

Contributions are calculated on a development-specific basis, based on the roads that will be affected.

The contribution rate is calculated on the basis of the following formula:

$$R = \frac{P}{E+P} \times \frac{C}{Y \times T \times L}$$

Where:

R = contribution rate per tonne per km travelled

P = proposed increased traffic load attributable to development as measured in ESAs

E = total existing traffic load as measured in ESAs.

C = total costs of the road maintenance, including minor maintenance (such as potholes, bitumen edge repair, and maintenance of small pipe culverts), heavy patching and resealing, and major repairs and reconstruction of the road. This will be calculated based on the roads affected by the proposed heavy vehicle activity.

Y = design life of the road measured in years.

L = total length of haulage route. This will be provided in the Applicant's transport study.

T = amount of material hauled as measured in tonnes. This will be provided by the applicant and verified by Council.

Each year, the contribution that is paid is then calculated using the following formula:

Annual contribution = $T \times L \times R$

Where:

T = tonnes of extracted material

L = length of haulage route as set in condition of consent

R = contribution rate (cents per tonne), which is indexed quarterly within PPI, Road and Bridge Construction.

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4.0 HOW ARE CONTRIBUTIONS PAID

4.1 Annual invoice

The consent will include a condition of consent that requires the applicant or operator to report to Council the:

- Details of the development
- ESA (class of vehicle)
- Number of trips
- Length of traffic route

This information will be used to produce an invoice each year.

4.2 Timing of payment

Council's policy in relation to the timing of payments of monetary contributions required under this plan is 30 days upon receipt of an invoice.

4.3 Audit

As a condition of consent, Council will retain the right to:

- Inspect records relating to transport of material to and from a development
- Inspect records relating to vehicle trips generated

These records would include:

- Extraction site/zone
- Date and time of movement
- Monthly unity and nature of material
- Daily number and type (including registration number) of trucks and trailers
- Bus/coach trips generated by development
- Annual payment date and amount of traffic generating contributions made to Council

It is expected that operators will keep necessary information to verify. Council will provide 14 days notice of any request to inspect records.

4.4 Contributions 'in-kind' and material public benefit

Council will not accept 'in-kind' contributions under this plan. The purpose of this plan is to fund accelerated maintenance of roads due to faster deterioration because of heavy vehicle movements directly attributable to development. Therefore, the only work items are ongoing maintenance which will be completed by Council.

4.5 Planning agreements

A planning agreement is an alternative to the imposition of contributions. Planning agreements will be negotiated in accordance with Council's Planning Agreements Policy.



Attachment 3

5.0 OTHER ADMINISTRATION MATTERS

5.1 Review of contribution rates

Contribution rates will be indexed quarterly by Producer Price Index Road and Bridge construction (PPI Road and Bridge Construction). Indexation is based on the cost calculation.

 $R_{indexed} = \frac{R_{Base} \times Current \ PPI \ Road \ and \ Bridge \ Construction}{Base \ PPI \ Road \ and \ Bridge \ Construction}$

Where:

 R_{Base} = the rate calculated at the time when the contribution was imposed

Current PPI Road and Bridge Construction = the applicable PPI for the quarter immediately before the time the contribution rate is charged

Base PPI Road and Bridge Construction = the applicable PPI at the date the R_{Base} was calculated

5.2 Relationship with other contributions plans

This plan repeals and replaces *Camden Contributions Plan No. 7 Road Maintenance: Extractive Industry* adopted 25 October 1993.

This plan does not limit or otherwise affect any requirements to pay contributions under any other Section 7.11 or 7.12 Plan that may apply to a proposed development that is also impacted by this plan.

5.3 Pooling of contributions

This Plan expressly authorises monetary 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. As developments are conditioned to pay a contribution under the plan, the roads identified will be included in an appendix. Contributions will be used to fund a portion of the maintenance as required.

5.4 Savings and transitional arrangements

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

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APPENDIX A : CONTRIBUTIONS UNDER THE PLAN

A.1 SSD 5684 – Bringelly Quarry/Brickworks

Camden Council collects contributions from the Bringelly Brickworks, as per the State Significant Development Approval. As this was approved prior to the adoption of this Plan, the development still falls under the *Camden Contributions Plan No.7 Road Maintenance: Extractive Industry*. The contribution rate is as follows:

Development	Rate per tonne	Index	Index at adoption date	Adoption Date
91/1194	\$0.0811	CPI	106.8	December 2014

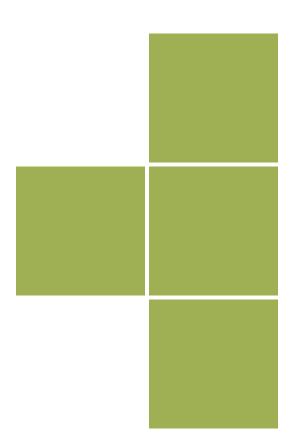
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P22052 Camden Council Heavy Haulage Contribution Plan



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P22052 Camden Council Heavy Haulage Contribution Plan



CONTRIBUTIONS PLANNING POLICY P4.0298.1

Attachment 1

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CONTRIBUTIONS PLANNING POLICY

DIVISION: GROWTH AND FINANCE

BRANCH: CONTRIBUTIONS PLANNING

CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1 Under the provisions of the *Environmental Planning and Assessment Act* 1979 (EP&A Act), Council has the power to require the payment of Development contributions toward the cost of providing infrastructure and facilities to meet demand generated by the development. Transparency and accountability underpin the planning system to help maintain public confidence in the collection and use of contributions for infrastructure.
- 1.2 Where Development contributions are required by the Council through Conditions of Consent, the contribution must be in accordance with a Contributions Plan adopted by the Council. Council has several Contributions Plans that require the payment of contributions toward the provision of open space, recreation facilities, community facilities, roads, drainage and other community infrastructure.
- 1.3 This Policy has been developed in the context of the relevant statutory planning framework, as well as industry best practice and lessons learned through the implementation of the various Contributions Plans and development specific issues in the Camden Local Government Area (Camden LGA).

2. OBJECTIVES

- 2.1 The objectives of this Policy are to:
 - Provide the framework for the efficient and equitable determination, collection and management of Development contributions toward the provision of local infrastructure generated by development within the Camden LGA;
 - offer guidance, certainty, reduce the complexity of and ensure consistency with implementation, review and retirement of Contributions Plans; and
 - Promote the timely delivery of infrastructure in the Camden LGA.

3. SCOPE

3.1 This Policy applies to all land covered by a Contributions Plan as defined in cl. 7.1 of the Environmental Planning & Assessment Act 1979

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4. DEFINITIONS

- 4.1. **Apportionment** means the proportional cost of each infrastructure item, or all, that can be attributed to new development. The proportion of the cost of infrastructure attributable to demand from sources other than new development, including the demand from existing development and backlogs in infrastructure provision for existing development, cannot be provided for in a Contributions Plan.
- 4.2. Attributable cost means the estimated cost for each item in the works schedules of the relevant Contributions Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any Works-in-Kind proposal.
- 4.3. **Bank guarantee** means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank/financial institution, or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and has a credit rating of "A" or above (as assessed by Standard and Poor's) or "A2" or above (as assessed by Moody's Investors Service) or "A" or above (as assessed by Fitch Ratings).
- 4.4. **CDC** means a Complying Development Certificate within the meaning of s4.27 of the *EP&A Act.*
- 4.5. **Consent/Conditions of Consent -** a Condition of Consent describes the conditions under which a Consent is granted. This may include the payment of Development contributions.
- 4.6. **Contributions Plan** means a document approved by the Council under s7.18 of the *EP&A Act* for the purposes of enabling the Council to impose Conditions of Consent requiring Development contributions.
- 4.7. **Council** means the Camden Council.
- 4.8. **Development Consent** means Consent under Part 4 of the EP&A Act to carry out development and includes, unless expressly excluded, a complying development certificate.
- 4.9. **Development contribution** means a monetary contribution or the dedication of land free of cost referred to in section 7.11 or a levy referred to in section 7.12 of the *EPA Act*.
- 4.10. **Development contribution area** means the area to which a specific contribution plan applies.
- 4.11. **DCMC** means the Development Contributions Management Committee.
- 4.12. **Enabling Infrastructure** means infrastructure that enables other **development** and is the highest priority infrastructure for delivery in a Contributions Plan. It may be forward funded by Council prior to the collection of Development contributions.
- 4.13. EP&A Act means the Environmental Planning and Assessment Act 1979.
- 4.14. EP&A Regulation means the Environmental Planning and Assessment Regulation 2000.
- 4.15. **ILP (Indicative Layout Plan)** establishes a framework for the urban form and defines the critical components of the site. These include land use, drainage areas, vegetation conservation areas, access points and collector roads, easements and open space, and areas with a restriction on height.
- 4.16. **IPART** means Independent Pricing and Regulatory Tribunal of NSW.
- 4.17. **Index -** Indexation is a method of adjusting contribution rates to account for changes in the cost of land or infrastructure over time. It helps to ensure that contributions remain reflective of cost. Indexation methodologies will be used for Contributions Plans.
- 4.18. Land Contribution means the area of land to be dedicated to Council in full or part satisfaction of Conditions of Consent requiring Development contributions to be made to Council.

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- 4.19. LGA means local government area.
- 4.20. **LVI** means the Land Value Index published annually by the Council on its website or in its Management Plan, or both.
- 4.21. Material Public Benefit (MPB) a MPB can consist of either a Works-in-Kind or the provision of certain public amenities or services that are not scheduled within a Contributions Plan that equals or exceeds an item/s in a Local Contribution Plan. An MPB is offered by a Developer and accepted by Council in satisfaction of a Condition of Consent. The Council does not encourage and generally will not accept MPB offers in lieu of Development contributions that provide essential supporting infrastructure.
- 4.22. NDA means Net Developable Area this is the total area of the residential lots within a land subdivision and is used to calculate contributions on an area basis. The list of land that is excluded from the Net Developable Area is provided in Section 7.11.1. It is used to calculate the portion each development is required to pay for some types of infrastructure classes in Council's Plans, namely road and transport and watercycle management.
- 4.23. **Nexus -** in a contribution plan, means the relationship between the expected types of development in the LGA and the demand for additional infrastructure and Public Facilities to meet that demand. In relation to development proposed by a development application, the term refers to the demand created by the development for additional Public Facilities in the LGA.
- 4.24. **Planning agreement** means a voluntary Planning agreement referred to in section 7.4 of the EP&A Act.
- 4.25. **Policy** means the Camden Contributions Planning Policy (this Policy). 4.25 **Public Facilities** means public infrastructure, facilities and amenities.
- 4.26. **Recurrent costs** means any cost which is of a repeated nature that is **required** for the operation or maintenance of a public facility.
- 4.27. Secondary Dwelling means a self-contained dwelling that:
 - a) is established in conjunction with another dwelling (the principal dwelling); and
 - b) is on the same lot of land as the principal dwelling; and
 - c) is located within, or is attached to, or is separate from, the principal dwelling.
- 4.28. **Surplus Credit** means the \$ amount by which the value of works accepted by the Council in satisfaction of a Development contribution required to be made under a Condition of Consent exceeds the amount of the Development contribution.
- 4.29. **Works-in-Kind (WIK)** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a Contributions Plan in part or full satisfaction of a Development contribution required under a Consent Condition.
- 4.30. **Works Schedule** means the schedule of the specific public amenities and public services for which a contribution may be required as set out in a Contributions Plan.

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PART 2 - POLICY STATEMENT

This Policy shall be referenced when preparing new Contributions Plans in the Camden LGA, in conjunction with the Camden Contributions Plan Template.

This plan is also relevant for the administration, reviewing and retiring of contribution plans.

This Policy shall not limit or fetter Council's statutory discretion or duty in determining development applications under the *Environmental Planning and Assessment Act 1979.*

5. INTRODUCTION

5.1 **Purpose of this Policy**

Under the provisions of the EP&A Act, Council has the power to require the payment of Development contributions toward the cost of providing infrastructure and facilities to meet the demand generated by development.

Development contributions are a means of funding infrastructure needed to support new development. Contributions may be in the form of monetary payment, the dedication of land, the provision of a Material Public Benefit (including through Works-in-Kind), or a combination of these.

The EP&A Act provides the overarching framework for the NSW planning system. The EP&A Regulation supports the day-to-day requirements of this system and contains key operational provisions including those related to Development contributions and Planning agreements. These instruments are supported by Practice Notes published by the NSW Department of Planning, Industry and Environment.

This Policy seeks to be a best practice guide and standardise Council's approach to Development contributions to foster greater efficiency and consistency in the preparation, administration and closure of plans and Planning agreements.

The purpose of this Policy is to:

- Provide the framework for the efficient and equitable determination, collection and management of Development contributions toward the provision of local infrastructure;
- encourage transparency and put into place accountability measures for the collection and expenditure of contributions and the provision of Public Facilities, underpinning confidence in the system;

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- set out guiding principles for specific issues regarding Development contributions, thereby giving stakeholders clear direction; and
- maximise the delivery of infrastructure and minimise the risk associated with liabilities for existing development, where appropriate.

This Policy, supported by a Contributions Plan Template, Planning Agreement Policy, and Works-in-Kind Policy will help establish the contributions framework for Council in the development and implementation of future Contributions Plans. It will help ensure that local infrastructure is delivered in a timely, transparent and efficient manner.

The guiding principles embedded in this Policy will form the foundation of any subsequent Contributions Plans.

5.2 Relevant Council Policies and Documents

This Policy should be read in conjunction with the following adopted Policies and Documents:

- Contributions Plan Template;
- Planning Agreements Policy;
- Works-in-Kind Policy.

5.3 What is a Contributions Plan?

A Contributions Plan sets out the infrastructure and land that future residents, businesses and workers of the area will need. Councils must have a section 7.11 or section 7.12 Contributions Plan in place that is in accordance with the EP&A Act in order to levy contributions.

A Contributions Plan must contain:

- The purpose of the plan;
- The land to which the plan applies;
- The relationship between the expected types of development in the area to which the plan applies and the demand for additional public amenities and services to meet that development;
- The formulas to be used for determining the s7.11 contributions required for different categories of public amenities and services;
- The section 7.11 contribution rates for different types of development, as specified in a schedule to the plan;
- If the plan authorises the imposition of a section 7.12 condition -
 - The percentage of the section 7.12 levy and, if the percentage differs for different types of development, the percentage of the levy for those different types of development, as specified in a schedule to the plan, and
 - The manner (if any) in which the proposed cost of carrying out the development, after being determined by the consent authority, is to be adjusted to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date of that determination and the date the levy is required to be paid;

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- The council's policy concerning the timing of the payment of monetary section 7.11 contributions, section 7.12 levies and the imposition of section 7.11 conditions or section 7.12 conditions that allow deferred or periodic payment;
- A map showing the specific public amenities and services proposed to be provided by the council, supported by a works schedule that contains an estimate of their cost and staging (whether by reference to dates or thresholds); and
- If the plan authorises monetary section 7.11 contributions or section 7.12 levies paid for different purposes to be pooled and applied progressively for those purposes, the priorities for the expenditure of the contributions or levies, particularised by reference to the works schedule.

Generally, contributions can only be sought for the following:

- Capital costs, including land acquisition costs;
- Public infrastructure that a Council has responsibility to provide. For IPART reviewed plans with a dollar value over a certain threshold, some types of infrastructure cannot be levied if they are not under the 'essential works' list (see Section 7.2.1 of this Policy); and
- Public Facilities that are needed because of, or to facilitate, new development.

5.4 When is a Contributions Plan required?

A Contributions Plan is to be developed for a prescribed area, where the collection of funding (in the form of money, land, or both) is required to enable the provision of infrastructure to support new residents and/or workers due to demand triggered by development.

A condition of Consent requiring a contribution can only occur when there is a valid and lawfully adopted Contributions Plan in place.

5.5 Thresholds on Section 7.11 Contributions and role of IPART

On 21 August 2012, the Minister for Planning issued a Direction to Council that capped section 7.11 contributions for residential development. On 17 July 2017, The Minister for Planning issued an amended direction that raised the caps on section 7.11 contributions and have since been phased out for IPART reviewed plans. Therefore, as of 1 July 2020, there will no longer be a cap on contributions associated with a Development Consent issued after this date. The required contribution in a plan will be able to be levied as a condition of Consent for IPART reviewed plans.

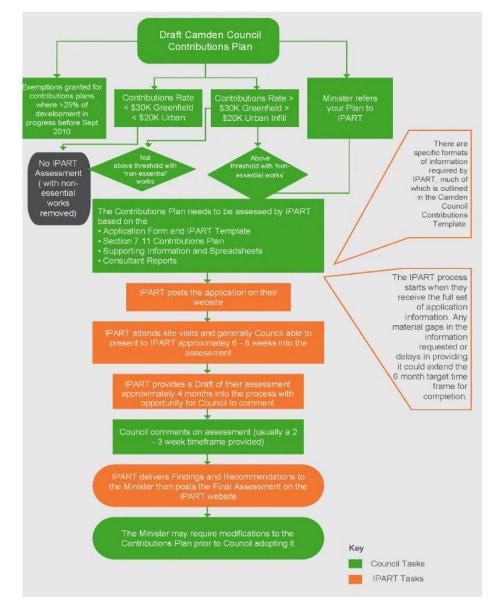
However, it should be noted that IPART reviewed plans will rarely cover the entire cost of infrastructure delivery. Items deemed non-essential works cannot be levied for in a Contributions Plan where the plan requires IPART review. An IPART review is required where residential dwelling contributions exceed \$30,000 in a greenfield context or \$20,000 in an infill context. The items that cannot be levied (i.e. 'non-essential' works), still appear the in the Work Schedules for transparency but are not included in calculating the contribution required.

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5.6 Contributions Plan framework

The Contributions Plan framework and key roles played by IPART and the Minister of Planning is illustrated in the flowchart diagram below:



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Contributions Planning Policy

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5.7 Principles underlying a Contributions Plan

A Development contributions Plan for any Development contribution area is to be prepared in accordance with the following key principles:

- Nexus The need for the infrastructure included in the plan must be clearly demonstrated (need) and the connection between the development (generated through additional population, workers or business requirements) and the demand created should be clearly established (Nexus). This a fundamental principle when assessing reasonableness (see key principle for reasonableness below). An infrastructure item that is needed does not necessarily have to be delivered within the boundary of the plan i.e. the expected new resident population may contribute to the demand for an LGA-significant piece of infrastructure. Similarly, an LGA-significant item of infrastructure may be delivered within the boundary of land to which the plan applies, but a broad base of existing or new development outside the boundary may use the facility.
- Apportionment Refers to the concept that a charge made under a Contributions Plan only ever reflects the infrastructure demand generated by residents or workers of new developments and no other demands. Excluded demands may include backlogs of infrastructure to serve an existing population and demand generated by background growth outside boundary of the Contributions Plan. The proportional needs of the existing population or background growth must be quantified and deducted from the infrastructure item costs when calculating a Development contribution.
- Reasonableness A significant consideration given to the reasonableness of a Contributions Plan is founded on the two key principles of Nexus and Apportionment, and the assumptions and projections that determine that relationship. This includes how the costs of land and facilities for infrastructure are derived and the methodology applied to calculate the contributions rate and escalate it over time.
- *Transparency* Both the method for calculating the Development contribution and the way it is applied should be clear, transparent and simple to understand and administer.
- *Equity* Development contributions should generally be levied from all developments within a Development contribution area, based on their relative contribution to the demand generated. Exceptions are outlined in this Policy.
- *Certainty* All Development contributions should be clearly identified and methods of accounting for cost adjustments determined at the commencement of a development.
- *Consistency* Development contributions should be applied uniformly across a Development contribution area and the methodology for applying contributions should be consistent.
- Accountability There must be accountability in the way Development contributions are determined and expended. This includes the completion of a Work Schedule in a Contributions Plan which also prioritises infrastructure according to milestones.

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NOTE: The three principles Nexus, Apportionment and Reasonableness only apply to a s7.11 Contributions Plan. Furthermore s7.11(2) imposes a statutory requirement that s7.11(1) contributions must be reasonable, and that the nexus and apportionment principles are the principal means of achieving this.

6. POLICY CONTEXT

6.1 Legislative framework

- □ *Environmental Planning and Assessment Act 1979* Provides the legislative framework for infrastructure contributions.
- Environmental Planning and Assessment Regulation 2000 Provides further requirements relating to the making, amending and revocation of Contributions Plans, giving public notice and other procedural arrangements.
- □ Practice Notes The practice notes are made for the purposes of clause 25B(2) and clause 26(1) of the EP&A Regulation. While the practice notes are not legally binding, in some cases they may advocate greater restrictions on the content and use of Development contribution plans and Planning agreements than is provided for in the EP&A Act and EP&A Regulation. The practice notes also set out various templates designed to standardise Development contributions documentation.
- □ *Ministerial Directions* under section 9.1 of the EP&A Act, these Directions require consideration for planning for issues such as employment, environment and heritage, housing, infrastructure and urban development.

6.2 **Development contribution context**

This Policy forms part of Council's Development contribution system.

Council may impose a condition of Consent to a development application or a complying development application requiring a Development contribution under section 7.11 or the payment of a levy under section 7.12 of the EP&A Act (if consistent with the relevant Contributions Plan).

A Planning agreement can be used in conjunction with or instead of a Contributions Plan in several ways. These allow Council and a developer to negotiate the delivery of public benefits in a manner that may be unavailable via a Contributions Plan. It can also be utilised where the landowner is neither a developer nor Council.

Sections 7.4 and 7.11(6)(b) of the EP&A Act set out the way a Planning agreement can influence the contributions and levies imposed as conditions of a Development Consent. This includes the ability of a Planning agreement to wholly or partly exclude the application of section 7.11 or section 7.12 in respect of a development. However, this can only occur when Council or the Minister is a party to the agreement.

Where Council is the Consent authority for development, the exclusion of section 7.11 or section 7.12 through a Planning agreement will be a matter of negotiation between Council and the developer on a case-by-case basis. Refer to the Camden Council Planning Agreement Policy.

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6.3 Strategic alignment

Preparation of Contributions Plans are informed by Council's Strategic Planning Framework. This ensures legitimacy to the overall direction of the Contributions Plan and provides an overarching strategic foundation. Relevant strategic plans and related documents include, but are not limited to:

- Western City District Plan
- Community Strategic Plan
- Local Strategic Planning Statement
- Local Housing Strategy
- Economic Development Strategy
- Rural Lands Strategy
- Recreation and Leisure Strategy
- Integrated Transport Strategy
- Library Strategic Plan
- Precinct Plans
- Associated 'hard' infrastructure studies (road and transport studies, engineering assessments for watercycle management)
- Local infrastructure studies
- Infrastructure demand studies (open space and recreation and other social infrastructure).

Contributions Plans also reference:

- Open Space Design Manual;
- Buildings Design Manual;
- Sportsfield and other recreation strategies; and
- Engineering Standards.

Accordingly, any Contributions Plan should refer to the relevant strategic framework, to help set the context for infrastructure demand and delivery.

In addition to those outlined above, Council may undertake other strategic planning investigations which provide more detail on issues directly related to a specific Contributions Plan. For example, Council may prepare an open space management plan that results in fundamental changes to the way Council provides facilities (e.g. a move away from "pocket parks" to more comprehensive facilities). In these instances, there is likely to be a flow-on effect to the Contributions Plan that should be considered.

This underlines the need for regular review of Contributions Plans. It also emphasises the need for a multi-disciplinary approach within Council to the management of Contributions Plans to ensure their currency.

6.4 Integrated Planning and Reporting framework

When preparing a Contributions Plan and establishing the type of infrastructure to be included in the plan, Council will consider the integrated planning and reporting (IPR) framework and proposed projects, actions and services which may be identified in the plans and strategies. These include:

- Community Strategic Plan
- Combined Delivery Program and Operational Plan
- Resourcing Strategy

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Where funding sources other than contributions are to be utilised (e.g. to account for Apportionment to existing development), these are to be noted and aggregated in the Work Schedule of the Contributions Plan. This enables tracking of Council liabilities that cannot be covered by contributions.

Planning agreements can also be used to implement the relevant priorities contained in Council's Local Strategic Planning Statement (LSPS), such as:

- Local Priority I1 Aligning infrastructure delivery with growth
- Local Priority L1 Providing housing choice and affordability for Camden's growing and changing population
- Local Priority L3 Providing services and facilities to foster a healthy and socially connected community
- Local Priority S4 Protecting and restoring environmentally sensitive land and enhancing biodiversity.

6.5 **Relationship to LEPs, DCPs and master plans**

One of the key foundations of population projections in a Contributions Plan is the underlying local statutory planning framework, which includes the Camden Local Environmental Plan (LEP) and *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP). Influencing factors of expected population growth in the LEP or SEPP include proposed:

- Land use and zoning (permissible uses) or Indicative Layout Plans
- Land identified for acquisition either within instruments or proposed
- Principal or proposed development standards controlling density, such as:
 - Floor space ratio
 - Minimum subdivision lot size
 - Height of buildings.
- Identified land constraints, including those identified in Indicative Layout Plans, limiting significant growth, such as:
 - Heritage
 - Flood prone land
 - Airspace operations (OLS)

• Environmentally sensitive land (i.e. Riparian Corridors, land supporting endangered species, land identified in the Biodiversity Conservation Act 2016 (Biodiversity Values Map))

• Engineering constraints regarding the suitability of the site or the public interest (i.e. land prone to land slips requiring an engineering solution to mitigate risks)

• Land necessary for public utility infrastructure

• Any matters required to be evaluated under s4.15 of the EP&A Act in relation to a development application.

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Accordingly, the LEP or *SEPP Growth Centres* (or planned changes to these instruments) will provide the basis for growth and development or changes to future development potential that may lead to additional demand. Actual delivery of development should be monitored for the purposes of keeping Contributions Plans current.

The Camden Development Control Plan 2019 (DCP), which provides development guidelines, has an influence on a Contributions Plan. Examples of influencing controls are those which limit building footprint such as minimum landscaped area, site coverage, setbacks, and design of infrastructure including road widths, drainage design and open space requirements.

A master plan is the process by which analysis is undertaken and strategies are prepared, as well as the resulting coordinated proposals for buildings, infrastructure, spaces, circulation, and land use. These are conceived in three dimensions and are supported by carefully orchestrated delivery strategies.

Master plans can be prepared to influence planning controls, or they may be informed by current planning controls. They may also be prepared in phases, with a considerable period passing between each phase. Comprehensive studies are undertaken to support master plans, which often identify the impacts the expected population may have on public services and amenities.

For a master plan to be comprehensive it must be supported by financial, economic, and social Policy documents and delivery mechanisms. Without these, it has little meaning or likelihood of effective implementation. It is therefore fundamental that a Contributions Plan be prepared or amended to:

- Determine the demand for infrastructure and Public Facilities generated by the planned population; and
- To ensure that the development makes a reasonable contribution towards the provision of infrastructure to meet that demand.

It is considered reasonable that contributions be sought towards the cost of specialist studies which have been required to inform the preparation of the Contributions Plan. This is consistent with the Department of Planning, Infrastructure and Environment's Development contributions Practice Notes (July 2005). The costs associated with the preparation of the relevant plan can therefore be levied under that plan.

7. PREPARING A CONTRIBUTIONS PLAN

7.1 How must a Contributions Plan be set out?

There are minimum requirements for Contributions Plans, which are set out in the EP&A Regulation. Each requirement and reference to the section or Part of the Camden Contributions Template that deals with that requirement is listed in the table below.

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Contributions Plan Template Requirements

Requirement in the Regulations	Where this
	requirement is
	addressed in Council's template
(1) A Contributions Plan must include particulars of th	=
(a) the purpose of the plan,	1.1
(b) the land to which the plan applies,	1.2
(c) the relationship between the expected types of	Part 2 and
development in the area to which the plan applies	Appendices
and the demand for additional public amenities	
and services to meet that development,	
(d) the formulas to be used for determining the	1.4 and/or 3.1.4
section 7.11 contributions required for different	
categories of public amenities and services,	4.0
(e) the section 7.11 contribution rates for different types of development, as specified in a schedule	1.3
to the plan	
(f) if the plan authorises the imposition of a section	
7.12 condition:	
(i) the percentage of the section 7.12 levy and, if	NA
the percentage differs for different types of	
development, the percentage of the levy for those	
different types of development, as specified in a	
schedule to the plan, and	
(ii) the manner (if any) in which the proposed cost	
of carrying out the development, after being	
determined by the Consent authority, is to be adjusted to reflect quarterly or annual variations to	
readily accessible Index figures adopted by the	
plan (such as a Consumer Price Index) between	
the date of that determination and the date the	
levy is required to be paid,	
(g) Council's Policy concerning the timing of the	3.1
payment of monetary section 7.11 contributions,	
section 7.12 levies and the imposition of section	
7.11 conditions or section 7.12 conditions that	
allow deferred or periodic payment	
(h) a map showing the specific public amenities	A.3
and services proposed to be provided by the	
Council, supported by a works schedule that contains an estimate of their cost and staging	
(whether by reference to dates or thresholds)	
(i) if the plan authorises monetary section 7.11	3.4
contributions or section 7.12 levies paid for	
different purposes to be pooled and applied	
progressively for those purposes, the priorities for	
the expenditure of the contributions or levies,	
particularised by reference to the works schedule.	

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7.2 Which funding or delivery mechanism?

This section outlines the circumstances under which either a section 7.11 or section 7.12 plan should be considered. It is important to note that a development consent can only be the subject of either a section 7.11 contribution or a section 7.12 levy, not both. However, different classes of development in the same locality may have different types of contribution funding mechanisms. It also explores options of other delivery mechanisms, including Planning agreements and Works-in-Kind Agreements.

Key considerations when evaluating which funding and/or delivery mechanism is the most appropriate include:

- The ability to deliver adequate levels of infrastructure driven by demand as a result of population growth;
- the ability of the type of Contributions Plan to appropriately manage liability for Council related to infrastructure delivery generated from existing developments; and
- the ability for additional Material Public Benefit to be delivered, without compromising the essential infrastructure required for a development to function.

7.2.1 Section 7.11 Contribution Plans

Section 7.11 allows Council to determine the contribution based on the cost of infrastructure to be delivered. It is the most appropriate funding mechanism for areas of high growth, such as urban release and greenfield areas or areas of major redevelopment (Precinct Planning), where Apportionment and Nexus can be clearly established. In these situations, the rate and type of development is usually more predictable and the increased demand for infrastructure is more apparent than where development is occurring in established areas. Further, new release areas often have little or no existing public infrastructure in place. Nexus and Apportionment are therefore more easily demonstrated.

A Contributions Plan that proposes a rate above that proposed under the Ministerial Direction relating to section 7.17 of the EP&A Act, must be submitted to IPART for an independent review. An IPART reviewed Contributions Plan must only include 'essential works'. Essential works are defined to include the following:

- Land for open space (i.e. sporting facilities and parks) including <u>base-level</u> embellishment;
- Land for community services (i.e. childcare centres and libraries) but not works for the facilities;
- Land and facilities for transport (i.e. road works, traffic management, pedestrian and cyclist facilities);
- Land and facilities for watercycle management; and
- The costs of plan preparation and administration.

Under the current legislation, section 7.11 and section 7.12 can only be applied to the capital funding of infrastructure, not recurrent funding for operation and maintenance. The only recurrent funding permitted is the ongoing maintenance of roads where heavy vehicular traffic movements arise directly from a specific development activity such as mining. Planning agreements allow for recurrent funding for other items.

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Benefits	 Optimal for areas of high growth where there is a clear Nexus between the infrastructure and new development and there is minimal or manageable liability for infrastructure costs apportioned to existing development Useful for areas with multiple owners who are unable to coordinate dedications, Planning agreements or Works-in-Kind Collection is transparent as it is associated with clear development milestones
Issues	 Can only be applied to the capital funding of infrastructure Cost in developing a section 7.11 plan for smaller development Can only be applied via conditions of Development Consent (i.e. at the Development Application or Complying Development Certificate stage)

Council will utilise a section 7.11 plan when:

- There is a high volume of new development in either a greenfield or infill context and a distinct boundary can be set (i.e. around land that will or has been rezoned);
- The development will create significant demand for new infrastructure;
- The cost attributable to existing development does not create an unserviceable liability for Council;
- There is multiple landowner's dependent on a co-ordinated approach to enable development;
- There may be a need to forward fund some infrastructure to facilitate development;
- There are complex environmental/planning issues to be managed (including in the case of smaller developments); and
- The Council liability for the apportioned costs to existing development is minimal or manageable considering Council's other financial resources.

7.2.2 Section 7.12 Contribution Plans

Section 7.12 contribution plans are an alternative to section 7.11 contribution plans.

Section 7.12 of the EP&A Act allows Council to prepare a Contributions Plan to levy a flat rate contribution towards, or recoup, the capital costs of providing or extending facilities, infrastructure and services necessary to meet the increased demand created by new development in a particular area.

Levies under these plans are charged as a flat percentage of the estimated cost of development. This is generally no greater than 1% (capped through regulation 25K of the EP&A Regulation). Under section 7.12, Council is not required to establish the Nexus between the development paying the levy and the object of the expenditure of the levy.

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In some infill scenarios, determining the demand for local infrastructure solely from new development (as required under a section 7.11 plan) can be challenging. In an established area, the requirement of a section 7.11 Contributions Plan to apportion the cost of new infrastructure between the existing and new development can create a significant liability for Council. A section 7.12 approach may be preferable for infill development in an established area, while section 7.11 is more suited to major planned urban renewal precincts.

Benefits	 Little growth and slow accrual of funds in established urban areas or rural areas that does not justify the cost of developing a section 7.11 Contributions Plan Suitable for low growth areas where Council liabilities for existing development would be untenable Suitable for areas with multiple ownership with little scope for land dedications or Works-in-Kind Costs of needed infrastructure are relatively low and spread out over time Less complex to develop and greater flexibility in directing funds to various infrastructure items
Issues	 Lower value of contributions (note that this is currently under review) but greater flexibility in expenditure Can only be applied via conditions of Development Consent (i.e. at the Development Application or Complying Development Certificate stage) Can only be applied where the proposed cost of development is above a certain threshold (>\$100,000)

Council will utilise a section 7.12 plan to allow appropriate Development contributions to be levied in areas such as:

- Rural areas, where there are slow rates of development and growth, or development is sporadic.
- Established urban areas, where development is mainly 'infill' development and there is fragmented land ownership.
- Where Council needs to limit its liability for existing development.

7.2.3 Planning agreements

A Planning agreement, often referred to as a Voluntary Planning Agreement (VPA), is an agreement entered into by Council and a developer in accordance with the provisions of section 7.4 of the EP&A Act. Under a Planning agreement, a developer agrees to provide infrastructure and/or fund public amenities and public services including recurrent funding, affordable housing, and/or transport or other infrastructure.

A VPA provides flexibility in terms of delivery and timing. The funds or works are not required to have a direct Nexus with the proposal but should be related. A VPA should be considered where Council is satisfied that there is a direct benefit over and above the existing Contributions Plans in place. Council must be satisfied that entering into a VPA will not compromise the delivery of infrastructure outlined in a Contributions Plan.

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Council should consider the circumstances under which it will consider a VPA in lieu of contributions under an existing plan or where payment of both will be expected. The VPA should also acknowledge the infrastructure identified in the relevant Contributions Plan. A VPA also allows for recurrent funding, whereas a Contributions Plan does not. Therefore, a VPA may be particularly valuable where there are ongoing maintenance and/or operational costs associated with a facility, such as watercycle management.

A VPA may also include the delivery of Material Public Benefit in the form of affordable housing and other related planning issues, which are not identified in a Contributions Plan.

Benefits	 Provides more flexibility in terms of delivery and timing of Material Public Benefits Provision of contributions or a range of public purposes which can extend beyond the scope of conventional local infrastructure Contributions Plans, such as affordable housing More successful where major growth or development occurs in a distinct area Can meet ongoing (recurrent) costs associated with a facility Negotiated at the Planning Proposal stage
Issues	 Quality VPA outcomes are often difficult to achieve and Council experience suggests substantial resources are required to implement a satisfactory agreement

A VPA is most appropriate when:

- There is a Planning Proposal submitted to Council and there is little disaggregation between various landowners/developers;
- It is associated with a Development Application or a Planning Proposal; and
- It is in accordance with the Camden Planning Agreement Policy, which details the circumstances under which such an arrangement may be sought.

VPAs should be limited to distinct developments where:

- The cost resources of developing a section 7.11 plan would be prohibitive; or
- There are generally one or a small group of landowners and it is associated with a specific Planning Proposal or Development Application.

7.2.4 Works-in-Kind Agreement

A Works-in-Kind (WIK) Agreement is the completion of a work specifically included in a Development contributions Plan.

The purpose of providing Works-in-Kind Agreement is to satisfy the conditions of a Development Consent that requires contributions to be made (i.e. to construct works instead of making a cash payment to Council).

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A developer may seek to construct public infrastructure or provide another form of Material Public Benefit in lieu of making a monetary contribution. This is in accordance with the provisions of section 7.11(5)(b) of the EP&A Act.

WIK agreements provide opportunities for developers to deliver infrastructure for the community earlier than Council may be able to achieve, with the advantage of accelerating housing and infrastructure delivery. By constructing works, developers can offset the Development contributions they would otherwise be required to pay to Council.

It is Council Policy that the WIK agreement will be of equal value to the costs identified in the Contributions Plan for the infrastructure at the appropriate Indexed value, unless otherwise agreed between the developer and Council.

If the value exceeds that payable under a Contributions Plan, under some circumstances, developers can seek a credit for difference in value to be applied against future Development contribution requirements for that kind of work. For example, where a proportion of the work is attributable to other parcels of land or existing development (refer to the Camden Works-in-Kind Policy, Part 10). Delivery of infrastructure over-and-above the standard identified in the Contributions Plan, however, will not constitute a credit, unless expressly agreed to by Council in writing.

Care needs to be taken when drafting WIK agreements to ensure that the valuation process and proper scope of works are clearly defined. Failure to do so could impact on Council's ability to recover any shortfall in Development contributions.

Benefits	 Provides more flexibility in terms of delivery and timing Can enable the delivery of infrastructure much earlier than otherwise would be provided by Council More successful where major growth or development occurs in a distinct area
Issues	 Need to ensure the valuation process and scope of works are clearly defined in the WIK agreement.

7.3 Developments excluded from Contributions Plan or excluded from some categories of infrastructure contributions

Council exempts some types or classes of development from the payment of Development contributions based on strategic planning, economic or social purposes. A Contributions Plan must be specific about the types of development to be exempted from the plan. To ensure consistency across all development plans, the following types of development must be nominated as exempt from contributions:

1. A dwelling house on a single allotment of land where the new dwelling house replaces an existing dwelling (Section 7.11 only)

		<u> </u>	0 \	,	
2.	Development where	a contributio	on has prev	iously been pa	aid for the
	same development a	at the subdiv	ision stage	under a prede	ecessor plan

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3.	A dwelling house on a vacant allotment of land where a section 7.11 or
	Section 7.12 contribution was imposed on that allotment under a Development Consent
4.	Alterations and additions to an existing attached dwelling, dual occupancy or dwelling house (Section 7.11 only)
5.	Social housing and affordable housing (excluding Secondary Dwellings under the Affordable Housing SEPP), that is provided and/or managed by a social or community housing provider or not-for-profit
6.	Development for the purposes of any form of seniors housing defined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided and/or managed by a social or community housing provider, as defined under the SEPP
7.	Development for the sole purpose of the adaptive reuse of an item of environmental heritage, as listed in the relevant Environmental Planning Instrument
8.	Residual lots, where no demand for public amenities or public services is generated
9.	Superlots, where the final demand for public amenities or public services will be generated after a further subdivision of land
10.	Emergency services facilities
11.	Government schools (established under the <i>Education Act 1990</i> by the Minister for Education) as per Circular D6 – Crown Development Applications and Conditions of Consent (issued by Dept of Urban Affairs and Planning, 21 September 1995).
12.	Exclude contributions towards social and community infrastructure for Private Schools
13.	Class 10 buildings (carports, garages, pergolas and the like)
14.	Utility undertakings to be carried out by Sydney Water, Endeavour Energy or other water, sewer or energy providers
15.	Development that an executed Planning agreement excludes from the application of section 7.11 or section 7.12 of the EP&A Act
16.	Public amenities or public services not listed in a Contributions Plan prepared under section 7.11 or section 7.12 of the EP&A Act
17.	Public infrastructure provided by or on behalf of State Government or Council
18.	Development that in the opinion of Council would not, if carried out, result in a net increase in demand for any of the public amenities or public services addressed in the relevant Contributions Plan (Section 7.11 only)
19.	Development exempted from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning.

Council may consider fully or partially exempting some developments or deferring part of a contribution's payment, or categories of infrastructure, from the requirement for a contribution, including in instances of:

- A privately-provided health or education facility in which case only roads and transport and watercycle management would be charged
- Development that otherwise provides a demonstrable public benefit by placing less burden on the demand for publicly provided infrastructure.

Applicants must demonstrate that their development is consistent with the exclusion criteria in their development application based on the key principles of:

- The development provides a public benefit; and
- The development does not increase demand for Public Facilities (however it may create demand for roads and transport and watercycle management).

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If Council is satisfied that the development satisfies the exclusion criteria, it will exempt the development from the need to pay a contribution or certain categories of contributions.

In the case of complying development, Council must first verify any exclusions in writing.

Council should not factor exempted developments (or developments covered by a section 7.12 plan) into the assessment of demand for the purposes of a Development Contributions Plan. Where the exempted development will create future demand, and Council intends to cater for this demand through provision of infrastructure (e.g. through the application of section 7.12 levies), it must specify the exempted portion of the development.

7.3.1 Exemption of employment land from some categories of infrastructure contributions

In most cases, Council will exempt employment land uses from the infrastructure categories of open space and recreation and community facilities. While workers can generate demand for these facilities, there is social benefit in promoting employment-generating uses providing job opportunities for residents. For many employment uses, there may also not be a clear Nexus between workers and the demand generated. An example of this is industrial development, remote from a centre, and hence less likelihood of workers using social infrastructure.

However, there is a clear Nexus between businesses and workers generating demand for roads and transport as well as stormwater management. Hence, it is Council Policy to charge infrastructure contributions to employment uses for these infrastructure categories.

Exceptions where workers are likely to generate significant demand for social infrastructure may be:

- In a particular renewal or greenfield area that has a very high proportion of employment generating uses compared to a residential area; and
- There are specific facilities proposed to encourage employment uses and subsequently attracting workers to an area.

7.4 Policy for Secondary Dwellings

Secondary Dwellings are defined in the *Camden Local Environmental Plan 2010* and can be an affordable form of housing in the residential areas of the Camden LGA. These dwellings – also known as 'granny flats' – are often constructed to provide accommodation for the extended family of the principal dwelling but can also be used to generate income.

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While these types of dwellings make an important contribution to the social sustainability and housing mix in the LGA, they result in an increase in demand for the provision of infrastructure. Council applies the infrastructure categories of watercycle management and road and transport at a Net Developable Area approach. The primary dwelling pays contributions towards these infrastructure categories (based on land area) and the contribution should not be reapplied to the subsequent development of a Secondary Dwelling. However, recognising that Secondary Dwellings generate demand for community facilities and open space, a contribution should be levied for these infrastructure categories. Secondary Dwelling is not a specific category under ABS Census data, therefore, it is more difficult to determine the average occupancy of Secondary Dwellings. The same social infrastructure charges apply for Secondary Dwellings as to apartments (see section 7.11.2 on **Calculating resident population and average dwelling occupancy**) and are based on the number of bedrooms.

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP) does not affect the levying of Development contributions under section 7.11 of the EP&A Act.

7.5 Benchmarked versus Quantity Survey cost in Work Schedules and on-costs and contingencies

Council has engaged quantity survey professionals to provide benchmark costs for specific types of infrastructure for open space embellishment, watercycle management infrastructure, roads and traffic management and community facilities.

These benchmark costs are reviewed every three years as part of a review of each contribution plan.

A Works Schedule can be prepared in two ways – using benchmark costs or through quantity survey. IPART allows contingencies and on-cost percentages to be added using the IPART benchmark costs. It is Council Policy to apply the same contingencies, with the exception of infrastructure identified as 'Enabling Infrastructure' which is to be forward-funded by Council (this will be dealt with via a future annexure to this Policy).

Contingencies and on-costs for benchmark methodologies for Work Schedules (Source: IPART Recommendations)

Project stage	Open space embellishment	Community facilities	Roads	Stormwater
Strategic Review	20%	15%	30%	30%
Business Case	15%	10%	20%	20%

Table 7.1 Recommended contingency allowances for benchmark items

Infrastructure designated as 'Enabling Infrastructure' in a Contributions Plan will be quantity surveyed to inform the works schedule as this is required to calculate interest accrual on infrastructure. The following on-costs and contingencies, as per IPART advice, will be included in the Works Schedule.

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On-cost calculations	Percentage
Preliminary	6%
Margin	6%
Approvals	1%
Professional Fees	10%
Legal	0.3%
Project Management	2.5%
Total	26%
Interest	As per discounted rate under the
	Low Interest Loan Initiative
Contingency	10%

On-costs and contingencies for Quantity Surveyed costs in a Work Schedule

Contributions Plans enable the option for out-of-sequence land acquisitions subject to *Land Acquisition (Just Terms Compensation) Act 1991* No 22 hardship clauses under Division 3 Owner-initiated acquisition in cases of hardship. In addition to the above, a 12% contingency is added to all land scheduled to be acquired to accommodate land acquisition costs under Just Terms to cover risks. High levels of land fragmentation will increase the risks of Just Terms.

7.6 Forward funding of infrastructure

Forward funding of infrastructure will likely be required in some instances as development cannot occur without certain infrastructure.

To determine the appropriateness of forward funded infrastructure, factors that need to be considered while preparing a Contributions Plan include:

- Growth areas where local infrastructure will need to be provided ahead of subdivision and development (such as key roads or bridges);
- Fragmented land ownership;
- Market failure;
- Pooling of funds cannot deliver sufficient funds to deliver the infrastructure;
- Permanent drainage basins where appropriate; or
- The requirement for temporary stormwater detention on future or Councilowned land.

Items of infrastructure that will require forward funding to enable development are defined as 'Enabling Infrastructure' in the Works Schedule (this will be dealt with via a future annexure to this Policy). Interest accrual on these items can be included in the Contributions Plan for these items, subject to the conditions of a future annexure to this Policy and, if required, IPART approval.

7.7 Enabling Infrastructure

Enabling Infrastructure is infrastructure that facilitates other development, and therefore requires forward funding.

This is infrastructure that is a prerequisite for settlement or the operation of an industry, without which other types of infrastructure cannot be supported. For example, no development may occur if a collector road is not constructed enabling other development.

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The Contributions Plan, and its supporting documents, should identify Enabling Infrastructure in the Works Schedule as the highest priority infrastructure attracting the pooling of funds.

Enabling Infrastructure should:

- Be identified in the strategic planning phase. Strategic planning should consider how staging may avoid the forward funding of the infrastructure in some circumstances i.e. other development can occur in earlier stages that enables the collection of funds for the later stages.
- Where Enabling Infrastructure is required, it should be nominated as the highest priority and identified for forward funding and pooling (further guidance on pooling in section 9.1. Interest accrual will be dealt with in a future annexure to this Policy).

7.8 Loan interest costs

This section explores how Contributions Plans may recoup the costs of interest accrued as a result of borrowings to forward fund local infrastructure delivery.

The Indexation of contribution rates may not adequately account for the total opportunity cost of capital and, therefore, it is considered reasonable that the Contributions Plan also includes interest costs. Pursuant to the EP&A Regulation and the Practice Notes, interest can be charged on forward funded infrastructure.

However, significant interest accrual and the way that the combination of Indexation and interest interaction (i.e. double-dipping) has not been tested through an IPART or LEC processes. IPART indicates that a Net Present Value (NPV) approach avoids the issue but there are several complications to using the broader approach in Contributions Plans for Council. Similarly, the recalculation of contributions will become complicated if some infrastructure uses a Net Present Value approach, while others are Indexed.

Council is currently considering alternatives to NPV. The outcome of these considerations will be an annexure to this Policy in the future.

7.9 Low Cost Loans Initiative

The Low Cost Loans Initiative (LCLI) program is a joint initiative of the Department of Planning, Industry and Environment (DPIE), Office of Local Government (OLG) and NSW Treasury Corporation (TCorp).

Under the program:

- Any Council is eligible to apply for the LCLI. Loans may be taken out through <u>TCorp</u> or another financial institution of Council's choice;
- The loans must be used for infrastructure that enables new housing supply; and
- Councils must have current or draft planning controls in place which are applicable to the Council area and meet the relevant housing target as set out in the District Plan.

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The aim of the Low-Cost Loans Initiative (LCLI) is to help Councils fund critical Enabling Infrastructure projects that support and accelerate housing supply, including roads and utilities in areas of significant growth. It allows Councils to borrow up to \$500 million for infrastructure that enables new housing supply by halving the cost of interest on their loans.

Where interest accrual for the forward funding of infrastructure is proposed, and borrowing utilises the LCLI, the discount must be applied within the Contributions Plan according to recent IPART Contributions Plan review processes.

7.10 Indexation

Indexation is a method of adjusting contribution rates to account for changes in the cost of land or infrastructure over time. It helps to ensure that contributions remain reflective of cost. Indexation methodologies will be used for Contributions Plans.

Clause 32(3)(b) of EP&A Regulation permits changes to contribution rates, without the need to prepare a new Contributions Plan, to reflect quarterly or annual variations by reference to readily accessible index figures adopted by the plan (such as a Consumer Price Index), or index figures prepared by or on behalf of the Council from time to time that are specifically adopted by the plan.

Council's Contributions Plans will specify a base contribution rate for each infrastructure category and separate rates for land and works. In accordance with the EP&A Regulation, the Contributions Plan will specify the Index that will be applied to adjust the base contribution rate, and how frequently the adjustment will occur. The Contributions Plan includes the formula for the adjustment, specifying the Index being utilised for land and different types of works and the base rate of the Index when the Contributions Plan was created.

It is reasonable and valid for Council to adopt different methods of Indexation for the cost of works and/or land values already incurred and for the cost of works and/or land yet to be incurred, and there are several methods available.

Types of Indices

Council has evaluated indices according to the relevant clauses in the EP&A Regulation and IPART rulings, as well as the potential trade-offs between accuracy (in how the Index tracks costs), transparency (in how the Index is calculated), ease of applying the Index (to determine contribution amounts) and cost of maintaining the Index. Council has determined appropriate indices that are likely to accurately reflect movements in the cost of land and different types of works over time. These include:

- Land Value Index (LVI) Council already utilises a Land Value Index, which is to be maintained as this can be one of the most volatile in terms of change.
- CPI or Building Escalation Indices for works Research indicates that different indices have yielded quite different result over the 2006–2019 period. This includes:
 - Consumer Price Index NSW Index having escalated by June 2006 (86.4) to June 2019 (116.5) = 134% growth
 - Road and Bridges Index NSW June 2006 (80.1) to June 2019 (117.9) = 147% growth (recommended for use by IPART for Road/Bridges and Stormwater)

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- Non-residential building construction Index NSW June 2006 (88.2) June 2019 (121.5) = 138% growth (recommended for use by IPART for Open Space)
- Building Construction Index New South Wales June 2006 (86.6) to July 2019 (126.2) = 145% growth.

Utilising a privately provided Index is also accepted by IPART.

Council will assess the level of infrastructure within the plan to determine if it is practical and worthwhile to utilise different indices for works. For example, based on the above rates of growth in indices, a Contributions Plan that includes significant road/bridge and stormwater infrastructure would likely benefit from the use of the Roads and Bridges Index NSW.

A Net Developable Area methodology is utilised for watercycle management and roads and transport within Camden, while a per person/dwelling occupancy methodology is used for other infrastructure.

Development Contributions Plans are to include a clause that sets out how a contribution will adjust between the granting of the Consent and the payment of the contribution. A sample clause can be found in the Camden Development contributions Plan Template.

All contribution plans must include a clear explanation of the methodology during exhibition to facilitate stakeholder review, understanding and feedback, and publish the results of the Index on their website after the plan has been adopted.

7.10.1 Consumer Price Index

The most used Index in Contributions Plans in the Sydney Metropolitan area is the Consumer Price Index (CPI).

Notwithstanding its popularity, the CPI may not track the change in prices for land and works in a Contributions Plan as closely as other indices. CPI was developed to monitor increase in prices of general household expenditure and does not fully reflect the actual increase in infrastructure delivery and land costs as it has little correlation with construction costs.

If an alternative to CPI is adopted for either the cost of works or the cost of land (or both), an explanation is required in the application for assessment by IPART, including supporting information to assist in understanding how the Index is intended to be applied.

7.10.2 Producer Price Index

An alternative to CPI includes the ABS Producer Price Index (PPI), which can be applied to each specific category of works, which is more reflective of the change in costs in delivering infrastructure.

The table below shows IPART's preferred indices for roads and stormwater management works and open space embellishment. However, there may be instances where it is reasonable to use an Index other than those listed in the following table.

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Works category	Producer Price Index (PPI)
Roads	ABS PPI Road and Bridge Construction Index for NSW
Stormwater Management	ABS PPI Road and Bridge Construction Index for NSW
Open Space	ABS PPI Non-Residential Building Construction Index for NSW

7.10.3 Building Price Index

The Building Price Index (BPI) illustrates price development for newly constructed dwellings, that is, the price an investor or final consumer pays for a construction project. The statistics include multi-dwelling buildings and collectively built one or two-dwelling buildings. A project with collectively built one or two-dwelling buildings can contain one or more one or two-dwelling buildings.

Rawlinsons and AIQS are commercial entities who collate building cost data and release it every quarter, and Council would need to subscribe to access these rates. The associated costs and resources required to apply this Index may be offset by the value added to the Contributions Plan.

7.10.4 Land costs in Work Schedules and Indexation of Land Contributions

Unlike the cost of works, which are procured in a relatively homogeneous market with minimal regional price variation (within major cities), the price of land and property can vary significantly between locations. Accordingly, Camden Contributions Plans adopt a land or property value Index to adjust the contribution rate for land, specifically related to the Contributions Plan area or comparable land.

The land in Contributions Plans is often made up of land with different zonings, constraints, lot sizes and development potential, which can have a significant impact on the base year price and the movement of the underlying cost of land after the plan is adopted.

The methodology used to calculate the value of land to be acquired when a Contributions Plan is first developed is as follows:

- Land valuations for land with comparable development potential is compiled and assessed by a qualified land valuer (e.g. R2 Low Density Residential, B4 Mixed Use)
- Land valuations are also compiled for constrained land (e.g. land constrained by flooding, biodiversity or other factors)
- Each piece of land to be acquired is assessed for its future development potential and constraints (e.g. a parcel of land may be 60% suitable for future residential development, 20% undevelopable due to a flooding constraint and 20% impacted by biodiversity)
- The relevant land values, according to the above assessments, are applied to each portion of each type of land to determine a total value. All acquisitions according to infrastructure category are then added together to develop a total cost for land according to each infrastructure category.

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Indexation of the land cost to account for the change in value is to be undertaken quarterly by a qualified land valuer. The land value Index is applied to the costs in the contribution plan, using the following formula:

Latest Land Valuation Acquisition Total Original Land Acquisition Total X 100

7.11 Methods of Calculating Section 7.11 Development contributions

There are several ways in which section 7.11 Development contributions can be calculated. At present, Council uses a combination of the Net Developable Area (NDA) approach for hard infrastructure (roads and transport as well as watercycle management) and a per person/average occupancy per dwelling approach for social infrastructure (community facilities – land only where a Contributions Plan has undergone IPART Review – and open space and recreation). The circumstances under which each approach should be utilised is provided below.

7.11.1 Net Developable Area approach for 'hard' infrastructure

The NDA approach is used for 'hard' infrastructure (road and transport and watercycle management) rather than social infrastructure.

Social infrastructure generally requires a more nuanced approach depending on how many people are likely to place demand on the infrastructure, which is usually the benchmarking standard for social infrastructure delivery. An NDA approach to social infrastructure can be inequitable where people in high density areas may pay less for social infrastructure, but potentially utilise it more.

Advantages

The NDA approach is employed for roads and transport, as well as watercycle management, when:

- It equitably distributes the cost of 'hard infrastructure' across all development types
- The intent is not to require contributions for employment-generating uses for social infrastructure
- Calculating numbers of workers is problematic due to the relative unknown specific commercial uses and there is an unclear Nexus about the demand workers place on social infrastructure
- There is a significant amount of mixed-use development

Disadvantages

A disadvantage of this approach is that it is difficult to provide landowners and developers a clear indication of contributions as it uses a combination of different methodologies that requires calculations by Council officers (NDA for some infrastructure categories and per person for others).

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Calculating Net Developable Area

It is critical that a common approach is developed to calculate NDA between the strategic planning that informs the Contributions Plan, the Contributions Plan calculations of costs associated with the delivery of infrastructure and how the NDA is calculated to ascertain contributions required from specific development.

For all these purposes, Net Developable Area means:

The area of land to which a DA or CDC relates and includes the area of any land that the Development Consent authorises, but excludes:

- (a) land identified in this plan's Technical Document as being excluded from Net Developable Area
- (b) existing roads or road reservations to be used as part of the proposed road network and proposed roads in any indicative layout plan
- (c) any part of the land that is below the level of a 1:100 ARI flood event, if that part of the land is unsuitable for development by virtue of it being at or below that level
- (d) any part of the land that is required as a bushfire Asset Protection Zone
- (e) any other land that is nominated as too hazardous for development or features biodiversity that is to be conserved
- (e) any land to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
 - (i) a government school (within the meaning of the *Education Act* 1990)
 - (ii) a tertiary institution, including a university or TAFE establishment, that provides formal education and is constituted by or under an Act
 - (iii) an emergency services facility
 - (iv) a health services facility owned and operated by a public authority
 - (v) a golf course
 - (vi) a passenger transport facility
 - (vii) a public reserve or a drainage reserve (within the meaning of the *Local Government Act 1993*)
 - (viii) an easement for an above-ground electricity transmission line
 - (ix) a public transport corridor (other than a road corridor)
 - (x) a public utility undertaking
 - (xi) roads or other public amenities or public services, in connection with which Development contributions have been imposed under Section 7.11 or Section 7.12 of the Act or may be imposed in accordance with a Contributions Plan approved under Section 7.18 of the EP&A Act
 - (xii) roads or other infrastructure in connection with which SICs have been, or may be, imposed in accordance with Section 7.24 of the EP&A The calculations of Net Developable Area are provided in the Technical Document accompanying this Plan.

Where a proposed road in the indicative layout plan is not required due to an alternative acceptable solution agreed to by Council, contributions will be payable for that land.

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7.11.2 Using a per resident approach

Using a per resident approach to determine demand on infrastructure is one of the most widely accepted methodologies, particularly for social infrastructure. This estimates the future population in residential development based on expected types of dwelling delivery and average occupancy of those types of dwellings.

With regard to employment-generating uses, Council will only charge contributions for watercycle management, road and transport if the criteria detailed in section 7.3.1 isn't met. In those circumstances, Council will utilise a per resident/per worker based on transport studies approach outlined in 7.11.3.

Utilising the NDA for watercycle management, road and transport, and the per resident approach for social infrastructure has advantages and disadvantages.

Advantages

- Simplifies the calculations of Nexus and Apportionment;
- Avoids the complications of worker/resident ratios in mixed use development; and
- May provide a further incentive or attractiveness for business to locate in the LGA.

Disadvantages

- May not be supportable in a locality where there is a high level of employment; and/or
- Specific infrastructure is provided to support workers rather than residents.

Calculating resident population and average dwelling occupancy

As part of the strategic planning process for any significant uplift in development potential, a new expected resident population is to be calculated based on the expected types of dwellings to be delivered and average household occupancy of different types of dwellings.

Council aims to encourage housing affordability and diversity to provide options for a variety of household formations and budgets. Infrastructure contributions should therefore be commensurate with the expected occupancy of a diverse range of housing types and sizes.

For social infrastructure, the contribution rate is determined on a per dwelling basis. This is determined by a per person charge for social infrastructure multiplied by the average occupancy of each dwelling type.

For apartments/Secondary Dwellings, the contribution will be based on the number of bedrooms (e.g. a 1-bedroom apartment will attract lower contributions than a 2-bedroom apartment).

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Strategic studies that identify likely dwelling yield and population will identify an average occupancy for the following categories of dwellings at a minimum:

- Apartments or other type of residential accommodation (e.g. new generation boarding house) – studio or similar
- Apartments/Secondary Dwellings 1 bedroom
- Apartments/Secondary Dwellings 2 bedrooms
- Apartments/Secondary Dwellings 3 bedrooms
- Multi-dwelling unit 2/3 bedrooms
- Multi-dwelling unit 4+ bedrooms
- Detached house any number of bedrooms.

7.11.3 Using a per resident/per worker approach based on transport studies

Traffic and transport studies generally have a list of detailed assumptions about the types of employment and associated worker ratio as well as the future residential population that can be used to determine the demand for infrastructure. This methodology is only used where there is a significant proportion of workers versus residents in an area and/or specific facilities are being provided for workers.

Advantages

- Contributions are evenly distributed among all classes of relevant development and linked to the demand generated
- Likely the only reasonable methodology to use in a high-density infill scenario with a high mix of commercial functions.

Disadvantage

- May possibly over-burden employment-generating land uses for social infrastructure however assumptions can be utilised to counter-act this (e.g. a worker's use of library facilities may be 25% of that of resident population)
- Greater complexity than the Net Developable Area/per resident approach in calculating Nexus and Apportionment.

8 SETTLEMENT OF CONTRIBUTIONS

8.1 **Timing of contribution payments**

The timing of payments of monetary contributions required is as follows:

- Subdivision only at release of linen plans, prior to issuing a Subdivision Certificate
- New dwelling only (no subdivision) prior to issuing a Construction Certificate
- Subdivision with new dwelling or dual occupancy prior to issuing a Construction Certificate OR a Subdivision Certificate, whichever occurs first
- Super lots at the subdivision stage
- Secondary Dwellings prior to issuing a Construction Certificate

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- Residential Flat Buildings prior to issuing the first Construction Certificate.
- Development applications where no construction certificate is required at the time of Development Consent. The applicant may make a cash payment of contributions prior to issuing of the Development Consent or alternatively lodge a suitable Bank guarantee, also prior to issue of the Consent. This Bank guarantee will be called up upon commencement of the Consent.

8.2 Circumstances under which deferred or periodic payments be made

Council may permit deferred payment of Development contributions in certain circumstances in accordance with the criteria outlined below.

- An application for deferred payment by instalments is to be made in writing to Council explaining the circumstances of the request (if applicable, this may entail the lodgement of a modification to a Development Consent under the provisions of section 4.55 of the EP&A Act).
- The decision to allow deferred payment will be at the sole discretion of Council.
- The timing or the manner of the provision of Public Facilities included in the works program will not be prejudiced.
- The works to which the request applies do not relate to public safety or health.
- The amount of the contribution or outstanding balance is not less than \$5,000.
- The maximum period of deferred payment of the contribution is two years from the standard payment date.
- Deferred payments and payments by instalments (with the exception of those resulting from delays in executing a VPA) are subject to interest charges equivalent to that applied to overdue rates and an administration charge equivalent to the Bank guarantee lodgement fee for subdivision related matters as stated in Council's Fees and Charges.

If Council decides to accept deferred payment by instalments, the applicant will need to provide a Bank guarantee with the following conditions:

- The Bank guarantee(s) must be in Australian Dollars from a major bank trading in Australian and in the name of Camden Council;
- The Bank guarantee(s) must have no end date, be unconditional and irrevocable, and be in the favour of Camden Council;
- The sum of the Bank guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated Indexation during the life of the Bank guarantee until the estimated date of release;
- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- Where a Bank guarantee has been deposited with Council, the guarantee shall not be cancelled until the original contribution, accrued interest and other charges are paid; and
- An administration fee may apply to utilise the Bank guarantee option.

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8.3 **Complying development and obligations of certifiers**

Accredited certifiers are responsible for calculating the contribution for complying development in accordance with the relevant Contributions Plan then imposing a condition in the complying development certificate (CDC) requiring the contribution.

Accredited certifiers must notify Council of their determination within two days of making the determination, in accordance with section 130(4) of EP&A Regulation. Applicants must pay their contribution before commencing the complying development works.

A section 7.11 condition would not generally be required to be imposed on a CDC unless the complying development will or is likely to require the provision of or increase the demand for the local infrastructure included in the Contributions Plan. Section 7.21 of the *EP&A Act* provides that, in relation to a complying development, a contribution plan must specify whether or not the registered certifier must, if a CDC is issued, impose a condition under s7.11 or s7.12. For example, a new dwelling on a vacant allotment of land would not be subject to a section 7.11 condition because it would likely have been imposed and paid at the subdivision DA stage. However, a Secondary Dwelling CDC would be subject to a section 7.11 condition under this Contributions Plan, because the development increases infrastructure demands beyond the original dwelling development for certain infrastructure categories if the Net Developable Area approach has been utilised.

The only exceptions to the requirement are where a Works-in-Kind, Voluntary Planning agreement, dedication of land and/or a deferred payment arrangement has been agreed by Council. In those situations, the Complying Development would need to be modified under s4.30 of the *EP&A Act*.

It is the responsibility of the accredited certifier issuing a construction certificate to certify that the section 7.11 contributions have been paid to Council prior to the issue of the certificate.

8.4 Valuation of Works-in-Kind and other Material Public Benefits

There will be circumstances where Council wishes to assess the value of a Worksin-Kind or Material Public Benefit (MPB) offer. The key considerations for Council are:

- There must be a statement within the Contributions Plan that details the criteria that must be satisfied for acceptance of such an offer;
- Such alternatives should only be accepted if the standard of the works to be undertaken is at least equal to that in the Contributions Plan and/or related strategic documents that would otherwise be required unless there is a compelling reason to do so;
- Council should critically examine its works program to ensure that it would not adversely affect the overall implementation of the program;
- The value of the works should be provided by the applicant and be independently certified by a qualified professional (e.g. a quantity surveyor). Council should indicate that it may review the valuation of works and may seek the services of an independent person to verify the costs (which should be borne by the applicant); and

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□ The value of works offered as Works-in-Kind is the Attributable cost of the works (or a proportion of the Attributable cost if the offer involves providing only part of the works) in accordance with the provisions of the relevant Contributions Plan including any Indexation.

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

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

The value of land will be the Attributable cost of the land under the relevant Contributions Plan, Indexed in accordance with that plan to the time the agreement is entered into.

8.5 Provision of Works-in-Kind and other MPBs in excess of contribution requirements

It is at Council's discretion whether it will accept the provision of Works-in-Kind (which is the Attributable cost of the works, Indexed in accordance with the provisions of the relevant Contributions Plan) or other MPB from a developer where the value of the works exceeds the value of Development contributions required by Conditions of Consent.

Where Council does agree to accept works with a value greater than the contributions required, Council can hold the 'surplus value' of the works as a credit in favour of the developer and will apply this credit against future Development contribution requirements for that type of work. For example, if works are provided for the provision of a community facility that has a value greater than the community facility contribution required, then the difference (being the 'surplus value') may be held as a credit and will only be used to offset future contributions for community facility works by that developer within the area of land covered by that Contributions Plan.

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

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

Refer also to the Camden Works-in-Kind Policy (Part 14) for further detail in relation to the treatment of Surplus Value specific to WIK agreements.

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8.6 Credits for existing development

In the case of existing development on a site, it is accepted practice that a credit equal to that existing development on a site is taken into consideration. For example:

- Where an existing detached dwelling is located on a site, the credit would be for a single dwelling;
- Where a residential allotment is vacant, the credit would be for a standard residential allotment;
- Where a residential flat building is located on a site, the credit would be for the floorspace or unit mix (i.e. 1, 2 and 3-bedroom units) on the site;
- Where a contribution has been paid on a site and the development application has been superseded by another application/contribution; or
- Where a contribution has been paid on a site and the Development Consent has lapsed.

For commercial and industrial development, credits are more complicated, as the same development may have different implications such as higher (or lower) levels of traffic generation. Council will assess these on a case by case basis.

9 OTHER ADMINISTRATION MATTERS

9.1 **Pooling of contributions funds**

Council's ability to forward fund (internally borrow) infrastructure is limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds. In some cases, Enabling Infrastructure is required where development cannot effectively occur without the infrastructure, such as a collector road. Pooling of funds is enabled under the provisions clause 27(1)(h) of the EP&A Regulation, which allows borrowing between contribution accounts. This allows greater flexibility and timeliness in the way facilities can be provided.

Council can pool funds, rather than holding smaller amounts in discrete accounts. This allows facilities to be provided to meet demand. Clause 27(3) of the EP&A Regulation states that a Contributions Plan must not contain a provision that authorises monetary section 7.11 contributions or section 7.12 levies paid for different purposes to be pooled and applied progressively for those purposes unless Council is satisfied that the pooling and progressive <u>application</u> of the money paid will not unreasonably prejudice the bringing into effect, within a reasonable time, the purposes for which the money was originally paid.

Pooling has benefits in that it assists in delivering more infrastructure to the community earlier than would otherwise be possible. The NSW Government also has an agenda to ensure that Development contributions are spent in a timely fashion. To comply with the above, the following principles should be applied to the pooling of funds:

- There is clear prioritisation of infrastructure in the Works Schedule with an indication of timeframe linked to a development milestone (e.g. 500th final lot or dwelling).
- Funds should be pooled according to the prioritisation.

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 Funds pooled from other sources cannot be greater than the cost apportioned to new development within the Contributions Plan. Funding for the Apportionment based on existing development or over-expenditure, should be made available from other revenue sources within Council. This ensures that there is no shortfall or lag in the delivery of other infrastructure based on the prioritisation set out in the Work Schedule.

Pooling of funds should be directed to the highest priority infrastructure identified in the Contributions Plan and prioritised in the Work Schedule.

A specific clause to permit pooling should be included in the contribution plan, for example:

This plan expressly authorises monetary section 7.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

Where appropriate, a Development Staging Plan must be completed for the location subject to the Contributions Plan. Works must be prioritised according to:

- Land and works Enabling Infrastructure (road and transport, drainage) according to the Staging Plan, where applicable.
- Land acquisitions for open space and community infrastructure (according to the Staging Plan, where applicable).
- Other infrastructure as appropriate.

Some guiding principles for when reprioritisation of infrastructure in a works schedule should be considered are:

- Where significant development is occurring in a precinct that is not in line with the expected staging.
- Where environmental management factors emerge as needing prioritisation (e.g. stormwater management).
- Market factors outside of Council's control.

9.2 Voluntary Planning agreement Policy (VPA) and contributions alignment

Principles

- VPAs can be used to formalise arrangements for developers delivering infrastructure that is out-of-sequence compared to the priorities in the Contributions Plan.
- VPAs should clearly specify any land or works that are within the Contributions Plan, the cost outlined in the Schedule of Works and the Indexing method. It should reference the infrastructure priorities section of the Contributions Plan to indicate when the developer should receive credit for the infrastructure they forward deliver.
- VPAs that include land or works that are not included in the Contributions Plan should be specified as not being subject to credit from the relevant plan.
- When a Contributions Plan is being prepared or is in draft form, it should reflect any VPA that was also prepared.
- VPAs should conform with the infrastructure priorities in any draft plan and written advice from Council.
- Update plans if a VPA is in excess of the contingency and Indexation in the relevant Contributions Plan.

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9.3 Accounting and management of funds

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

- Maintenance of, and public access to, a contributions register;
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure; annual financial reporting of contributions; and
- Public access to Contributions Plans and supporting documents.

These records are to be made available for inspection free of charge at Council. The accounting records for Contributions Plans will indicate the following:

- The various kinds of public amenities or services for which expenditure is authorised by the plan;
- The monetary contributions received under the plan, by reference to the various kinds of public amenities or services for which they have been received;
- In respect of Development contributions paid for different purposes, the pooling or progressive application of the contributions or levies for those purposes, in accordance with any requirements of the plan or any ministerial direction under Division 6 of Part 4 of the Environmental Planning & Assessment Act; and
- The amounts spent in accordance with the plan, by reference to the various kinds of public amenities or services for which they have been spent.

9.4 Investment and interest

Council will invest funds received to maintain the time-value of monetary contributions between the time of payment and the time of expenditure for the purpose for which they are required. Records of contributions (including investment return) will be kept and distinguished from other accounts. This will ensure that interest from Development contributions accounts is returned to the accounts rather than being placed within general revenue funds.

9.5 Review and amendment of Contributions Plans

The Development contributions Practice Notes July 2005 (2005 Practice Notes) recommend Councils commit to reviewing plans at least every five years, or more regularly where an area is growing rapidly.

Council will review Contributions Plans every three years to ensure plans adequately reflect the latest planning assumptions (including population estimates) and best estimates of the cost of providing public infrastructure. Regular review helps to ensure that Council recoups appropriate amounts from new developments.

While the Indexation of contribution rates is an important consideration for Councils when preparing plans, Indexation should not replace regular review of the Contributions Plan.

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All new contribution plans should be subject to legal review to ensure they can be properly administered. Contribution plans should also be updated in the event of new case law and legislative changes to ensure currency and best practice.

Contributions Plans will need to be reviewed to:

- Reflect State legislative or Policy changes;
- Reflect significant changes in cost of infrastructure (i.e. due to market and scope changes);
- Reflect any changes in the statutory planning framework, including zoning;
- Minimise financial risk associated with any identified infrastructure cost no longer likely to adequately cover the cost of infrastructure delivery, despite Indexing;
- Reflect significant infrastructure design changes required to achieve better design outcomes or new standard requirements;
- Address 'real world' evidence that indicative yields are inaccurate (e.g. there
 is a higher number of dwellings being delivered such as Secondary
 Dwellings, or a lower number of dwellings is being delivered);
- Consider case law that may have an impact on the Contributions Plan;
- Address where there are planning changes that impact Nexus and Apportionment assumptions; or
- Where evidence does not match planning assumptions such as average household sizes.

There may be instances where new greenfield or brownfield development areas are released, and a new Contributions Plan is subsequently prepared. The development within this area will be making contributions towards its own specific facilities, however, it is also likely that the new residents will also be making contributions to facilities that are being provided for the entire local government population. In this case, it is desirable for the new Development Contributions Plan to become a subset of the main Development Contributions Plan so that it is clearly tied to other contributions and underpinning documents.

9.6 Contributions register

A Contributions Register will be maintained for a Contributions Plan in accordance with the EP&A Regulation and may be inspected upon request. This register will be updated at regular intervals and include the following:

- Details of each Development Consent for which contributions have been sought;
- Nature and extent of the contribution required by the relevant condition of Consent;
- Name of the Contributions Plan imposing the condition of Consent; and
- Date the contribution was received, for what purpose and the amount.

At the end of each financial year, Council is required to make an annual statement within the yearly budget. This statement must include the following:

- Opening and closing balances of money held in the Contributions Plan by the Council for the accounting period;
- Total amounts received by way of monetary contribution under this Plan;
- Total amount spent in accordance with this Plan; and
- Outstanding obligations of the Council to provide works for which contributions have been received.

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9.7 Amendment and Retirement of Contributions Plans

In accordance with the EP&A Regulation, Council may amend a Contributions Plan as result of a subsequent Contributions Plan. Council may also make the following kinds of amendments to a Contributions Plan without the need to prepare a new Contributions Plan:

- Minor typographical corrections;
- Changes to the rates of section 7.11 monetary contributions set out in the plan to reflect quarterly or annual variations to:
 - Readily accessible Index figures adopted by the plan (such as a Consumer Price Index), or
 - Index figures prepared by or on behalf of the Council from time to time that are specifically adopted by the plan; or
- The omission of details concerning works that have been completed.

In accordance with the EP&A Regulation, Council may also retire a Contributions Plan as result of a subsequent Contributions Plan, or for other reasons, however this intention must be published on Council's website 14 days prior to the decision, including the reasons for the decision.

Even if retired, contributions still apply to any valid and existing Development Consents issued under the respective Contributions Plan.

The triggers for the requirement to prepare a new Development Contributions Plan include:

- If the works program within the Contributions Plan is to be amended (apart from the removal of items that are complete) which may have consequent impacts on contributions such as increasing the levels or changing the proportional responsibility for provision (Apportionment);
- If the basis of the Contributions Plan is to be changed such as the base population in an area, occupancy rates, standards of provision or timing of delivery in the event the catchment area changes. This may be the result of a boundary change to a local government area or be necessitated for function reasons; and
- If, in the case of a joint Contributions Plan, one or both Councils propose any of the above.

As the reviewing of a Contributions Plan, in accordance with the above, is done by way of a new Contributions Plan, the requirements for public consultation also apply to the amending plan. For example, there are also likely to be population changes during the life of a Contributions Plan (or plans) that must be recognised such as changes in the demand for childcare and youth facilities. Ongoing review of the Contributions Plan enables the projections to be closely monitored and adjusted as more accurate information becomes available.

9.8 The Development Contributions Management Committee (DCMC)

Council's approach is an integral component of Council's financial management. A contributions system must have regard to the IPR Framework as well as other relevant adopted plans, strategies and policies to ensure that contributions are integrated within the overall management framework.

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Given that Contributions Plans are one of several mechanisms for funding public infrastructure, the Development contributions system should also integrate with relevant financial management plans prepared by Council for budgeting and expenditure purposes.

The implications arising from the adoption of any Development Contributions Plan or entering into a Planning agreement must be considered in the context of Council's overall service delivery function. The Development contributions system affects all sections/departments of Council including:

- Planning and Environmental Services forecasting and facilitating development, preparing and reviewing Contributions Plans and providing advice on Planning agreements as well as the issue and enforcement of Development Consents;
- Engineering, Community and Recreation Services providing and managing Public Facilities; and
- Corporate Services managing the administrative, legal and financial accounting processes.

It is therefore critical that the preparation and ongoing administration of the Development contributions system involves all relevant departments of Council.

The DCMC is an internal Council committee comprised of senior management and specialist staff representing the strategic planning, , finance and capital works departments.

The DCMC meets on a regular basis to manage the Development contributions system. DCMC meetings are closed to the public and decisions are made unanimously. DCMC meeting minutes, decisions and recommendations in relation to Works-in-Kind agreements/Voluntary Planning agreements are communicated directly to the applicant who makes a written application.

Decision making is guided by the Development Contributions Management Committee Terms of Reference 2023 (as amended from time to time).

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RELEVANT LEGISLATIVE INSTRUMENTS:	Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000 Land Acquisition (Just Terms Compensation) Act 1991 Local Government Act 1993 State Environmental Planning Policy (Affordable Rental Housing) 2009 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
RELATED POLICIES, PLANS AND PROCEDURES:	Camden Works-in-Kind Policy Camden Planning Agreements Policy Development Contributions Management Committee Terms of Reference 2019
RESPONSIBLE DIRECTOR:	Growth & Finance
APPROVAL:	General Manager through the Executive Leadership Group

HISTORY:

Γ	Version	Approved by	Changes made	Date	EDMS Number
	1	ELG	New	24/09/2020	20/313859

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PLANNING AGREEMENT POLICY

DIVISION: GROWTH AND FINANCE

BRANCH: CONTRIBUTIONS PLANNING

CATEGORY: 2

PART 1 - INTRODUCTION

1. BACKGROUND

- 1.1. The Planning Agreements Policy (the Policy) has been prepared to provide a framework for the preparation and execution of Planning Agreements pursuant to the provisions of Part 7 of the EP&A *Act*.
- 1.2. The Policy sets out the purpose, scope and objectives for the preparation of Planning Agreements and also includes a set of guidelines to assist in the application of the policy to planning and development within the local government area.
- 1.3. The Policy forms part of Council's local planning framework including the Community Strategic Plan, Local Strategic Planning Statement, Local Environmental Plan and Contribution Policy and Plans.
- 1.4. At the time of writing this Policy, the NSW Department of Planning, Industry and Environment (the Department) was in the process of reviewing the Planning Agreements Policy Framework however, which included publishing for public consultation draft Planning Agreements Practice Note ('2020 Practice Note'), and a draft Ministerial Direction on Planning Agreements ('2020 Ministerial Direction'). However, a decision on the proposed changes had not been made at the time of this review.
- 1.5. Until such time as any legislative amendments are put in place, it is considered relevant to have a policy framework in place to address any Planning Agreement offers that might arise. In setting that framework, it is considered relevant to identify some of the key outcomes expected by the State Government of the current review. These were:
 - Public Benefit from the Planning Agreement must relate to the development;
 - Identification of a fair, reasonable and transparent Planning Agreement negotiation process;
 - Identification of appropriate infrastructure through an assessment of local community needs;
 - Establishing a preferred pathway to secure affordable housing through an affordable housing contribution scheme;
 - Setting out new principles under the acceptability test for Planning Agreements;
 - Consideration of thresholds for the use of Planning Agreements;
 - New emphasis on strategic infrastructure planning;
 - Timing of exhibition; and

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- Improved transparency and reporting of contributions received via Planning Agreements.
- 1.6. Council reserves the right to amend and/or update this policy document at the conclusion of the work by the NSW Productivity Commission and any subsequent amendment of the statutory policy framework (i.e. amendments to the EP&A Act; EP&A Regulation; Planning Circulars; Guidelines etc).and/or adoption of the 2020 Practice Note and 2020 Ministerial Direction etc).

2. OBJECTIVES

- 2.1 The objectives of the Camden Planning Agreements Policy are to:
 - Establish a fair, transparent and accountable framework governing the use of Planning Agreements by Council;
 - Promote the timely delivery of infrastructure in the Camden LGA;
 - Adopt innovative and flexible approaches to the provision of infrastructure and other Material Public Benefits in a manner that is consistent with Council's strategic and infrastructure plans; and
 - Ensure that Planning Agreements do not compromise the full suite of infrastructure delivery required to support growing communities.

3. SCOPE

- 3.1 This Policy applies to all land covered in the Camden LGA subject to the EP&A Act.
- 3.2 This Policy applies when Council is negotiating and entering into a Planning Agreement within the meaning of s7.4 of the EP&A Act with a Developer to provide Material Public Benefit in the Camden LGA.

4. DEFINITIONS

The following are terms used in this policy.

Attributable cost	Means the estimated cost for each item in the works schedules of the relevant Contributions Plan, which may differ from the final actual cost of the item. It will be the value used in determining the amount of any offset of monetary contributions as a result of any executed Planning Agreement, where relevant.
CDC	Means a Complying Development Certificate issued under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Assessment Act, 1979
Consent / Conditions of Consent	Means a development consent issued for a Development Application. A Condition of Consent describes the conditions under which a consent is granted. This may include the payment of Development Contributions.
Contributions Plan	Is a document that has been publicly exhibited and adopted by the Council pursuant to section 7.18 of the EP&A Act.
Council	Means Camden Council.

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Defects Liability Period (DLP)	 Means the period agreed to in relation to the Works where Council may give the Developer a rectification notice stating the works to be rectified at the Developers cost to meet the terms of the Planning Agreement. This is specified as follows: All open space - 12 months Civil works (roads, paths, truck drainage) - 12 months Natural or riparian areas - 60 months.
Developer	 Natural or riparian areas – 60 months. Means an owner of land or a Developer engaged by an owner of land to develop the land on behalf of the owner either through a Planning Proposal or Development Application. Includes an unincorporated group of persons or a person authorised to represent that group.
Development Application	Means an application for consent under Part 4 of the <i>Environmental Planning and Assessment Act, 1979</i> (EP&A Act) to carry out development (but does not include an application for a complying development certificate - see separate definition under CDC).
Development Consent / Conditions of consent	Means consent under Part 4 of the EP&A Act to carry out development and includes, unless expressly excluded, a complying development certificate. A Condition of Consent describes the conditions under which a consent is granted. This may include the execution of a Planning Agreement.
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.
DCMC	Means Council's Development Contributions Planning Committee.
EP&A Act EPA Regulation	Means the Environmental Planning and Assessment Act 1979. Means the Environmental Planning and Assessment Regulation 2000.
Hand-Over Date	Means the date no later than the date specified in a Planning Agreement in which the Developer will hand over the works to Council.
Indexing	Refers to a method used in Contributions Plans for the contribution to be escalated using a recognised number or ratio (a value on a scale of measurement) derived from a series of observed facts that can reveal relative changes as a function of time.
IPR Land Contribution LGA LVI	Means Council's Integrated Planning and Reporting framework Means the area of land to be dedicated to Council Means Local Government Area. Means the Land Value Index published annually by the Council
	on its website or in its Management Plan, or both.
Maintenance Period	 Means the period agreed to in relation to specific works (or facility) where Council expects the Developer to be responsible for day- to- day maintenance of the work (or facility) at the Developer's cost to meet the terms of the Planning Agreement. All open space -12 months maintenance Embellishment riparian/transmission easement land 5 years maintenance as per Dedication of Constrained Lands Policy.

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Material Public Benefit (MPB)	Means a benefit that is generally not a monetary contribution or the dedication of land but is for a public purpose and provides a specific and measurable Public Benefit. A Material Public Benefit does not need to be a physical work. Material Public Benefits may comprise social, economic, environmental and/or cultural benefits. Their "notional value" should be expressed in monetary terms.
Nexus	Means the relationship between the expected types of development in the area and the demand for additional infrastructure and public facilities to meet that demand. Has the same meaning as in section 7.4 of the EP&A Act:
Planning Agreement	 A Planning Agreement is a voluntary agreement or other arrangement under this Division between a planning authority (or 2 or more planning authorities) and a person (the Developer)— (a) who has sought a change to an environmental planning instrument, or (b) who has made, or proposes to make, a Development Application or application for a complying development certificate, or (c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies, under which the Developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other Material Public Benefit, or any combination of them, to be used for or applied towards a public purpose.
Planning Authority	 A Planning Authority has the same meaning as in Division 7.1 of Part 7 of the EP&A Act, and means: a council, or the Minister for Planning, or the Planning Ministerial Corporation, or a development corporation (within the meaning of the <i>Growth Centres (Development Corporations) Act 1974</i>), or
Planning Proposal	 a public authority (such as Transport for NSW). A proposal to change an environmental planning instrument to facilitate a development which may be the subject of a Planning Agreement.
Planning Purpose	Planning Purposes are outcomes that can be identified in the statutory planning controls and other adopted strategic planning and policies applying to development.
Practice Note	The Practice Notes (current and draft) on Planning Agreements published by the Department of Planning and Environment.
Proponent	Applicant of an application (i.e. Development Application, complying development certificate or Planning Proposal).
Public	The community as a whole or, where context requires, a section of the community.
Public Benefit	Is the benefit enjoyed by the public as a consequence of a Development Contribution or Planning Agreement.

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Public Purpose	Has the same meaning as in Section 7.4 of the EP&A Act:
	 A public purpose includes (without limitation) any of the following: a) the provision of (or the recoupment of the cost of providing) public amenities or public services, b) the provision of (or the recoupment of the cost of providing) affordable housing, c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land, d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure, e) the monitoring of the planning impacts of development, f) the conservation or enhancement of the natural environment.
Public Facilities Recurrent Costs	Means public infrastructure, facilities, services and amenities. Means any cost which is of a repeated nature that is required
Surplus Value	for the operation or maintenance of a public facility. Surplus value means the value of the Developer's provision under a Planning Agreement less the sum of the value of public works required to be carried out by the Developer under a condition imposed under Section 4.17 (1) of the EP&A Act and the value of Development Contributions that are or could have been required to be made under Section 7.11 or Section 7.12 of the EP&A Act in respect of the development the subject of the Planning Agreement.
Value Capture	Means Council capturing, for the community benefit, some of the land value increase accruing to a parcel of land from a change to a planning instrument (such as a rezoning or increase in FSR), which increases the development potential of the land and hence its value. Planning Agreements should not be used explicitly for value capture in connection with the making of planning decisions. For example, they should not be used to capture land value uplift resulting from rezoning or variations to planning controls. Such agreements often express value capture as a monetary contribution per square metre of increased floor area or as a percentage of the increased value of the land. Usually, the Planning Agreement would only commence operation as a result of the rezoning proposal or increased development potential being applied.
Works-in-Kind (WIK)	Means the undertaking of a work or provision of a facility by an applicant, which is already nominated in the works schedule of a Contributions Plan.
Works schedule	Means the schedule of the specific public amenities and public services for which a contribution may be required as set out in a Contributions Plan's technical document.

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PART 2 - POLICY STATEMENT

This Policy shall be referred to when negotiating and entering into an agreement with a Developer, landowner, or similar entity to provide Material Public Benefit in the Camden Local Government Area (LGA). The acceptance of an offer to enter into a Planning Agreement is at the absolute discretion of Council.

This Policy shall not limit or fetter Council's statutory discretion or duty in determining Development Applications under the EP&A Act.

5. INTRODUCTION

5.1. Purpose of this Policy

This Policy sets out the statutory framework for Planning Agreements and provides key guiding principles governing their use.

The Policy provides a framework for the preparation and execution of Planning Agreements related to the provisions of Part 7, Division 7.1 Subdivision 2 of the EP&A Act.

The Policy sets out the purpose, scope and objectives for the preparation of Planning Agreements and includes guidelines that set out how the policy will be used in planning and development within the Camden LGA.

The Policy applies to Planning Agreements that the Council might enter into with a landowner or Developer who requests changes to a Local Environmental Plan either through a Planning Proposal request or a Development Application for land within the Camden LGA.

5.2. Related Council Policies

This Policy should be read in conjunction with the following Council Policies and Documents:

- Contributions Planning Policy; and
- Works-in-Kind Policy.

5.3. Application

This Policy applies when Council is negotiating and entering into a Planning Agreement with a Developer or landowner to provide Material Public Benefit in the Camden LGA.

5.4. What is a Planning Agreement?

Planning Agreements, often referred to as a Planning Agreement or Voluntary Planning Agreement (VPA), are used widely in the planning system as a tool for delivering innovative or complex infrastructure and Public Benefit outcomes in connection with Planning Proposals, Development Applications and Complying Development Certificates.

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They provide a way for Council and Developers to negotiate flexible outcomes in respect of development and infrastructure contributions and enables the NSW planning system to deliver sustainable development achieving key economic, social and environmental objectives.

Planning Agreements authorise Development Contributions for a variety of public purposes, some of which extend beyond the scope of section 7.11 and 7.12 (local infrastructure contributions), or section 7.24 (special infrastructure contributions or SICs) of the EP&A Act. Executed under the agreement, a Developer can agree to provide or fund:

- Public amenities and public services
- Affordable housing
- Transport or other infrastructure
- Protection and enhancement of the natural environment, and
- Recurrent expenditure relating to any of the above provisions.

Contributions under a Planning Agreement can be made through:

- The dedication of land (free of cost)
- Monetary contributions
- Construction of infrastructure
- Material Public Benefits; and
- Combination of the above.

Planning Agreements form part of Council's planning framework. This framework includes Council's section 7.11 contribution plans and the Contributions Planning Policy, which provides the overarching foundations and guiding principles for the contributions framework.

5.5. Objectives of Planning Agreements

Planning Agreements may be directed towards achieving the following broad objectives:

- Meeting the demands created by development for new public infrastructure, amenities and services.
- Prescribing the nature of development to achieve specific planning objectives.
- Securing planning benefits for the wider community so that development delivers a Material Public Benefit.
- Compensating for the loss of or damage to a public amenity, service, resource or asset by development through replacement, substitution, repair or regeneration.

5.6. Benefits of a Planning Agreement

Planning Agreements may be used for a variety of reasons in order to achieve Public Benefits that are not ordinarily available through the planning system, the existing Contributions Plan or may only be available in a restricted manner. Their use will be dictated by the circumstances of individual cases.

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Planning Agreements:

- Provide a flexible means of achieving tailored development outcomes and focused Public Benefits.
- Can provide enhanced and more flexible infrastructure funding opportunities and better planning implementation.
- Allow for the flexible delivery of infrastructure for a development proposal which may have good planning merit but is out of sequence with broader strategic planning processes.
- Allow opportunities for more innovative and efficient provision of Public Benefits than might be realised by other means.
- Provide opportunities for the local community to participate in the quality and delivery of infrastructure or Material Public Benefits.
- Allow Developers to have an input to the type, quality, timing and location of Material Public Benefits.
- Allow infrastructure or other Public Benefits to be secured earlier in the planning process, if executed as part of a Planning Proposal.
- Provide a flexible framework under which councils and other Planning Authorities can share responsibility for the provision of infrastructure in new greenfield release areas.
- Offers Developers a degree of control and certainty they would not otherwise have.
- Can be prepared to specifically target the needs of the development and community.

5.7. When can Planning Agreements be used

Planning Agreements have the potential to be used in a wide variety of circumstances and to achieve many different planning outcomes. These circumstances are provided in the following sub-sections.

5.8. Compensation for loss or damage caused by development

Planning Agreements can provide for Development Contributions that compensate for increased demand on the use of a public amenity, service, resource or asset that will or is likely to result from the carrying out the development.

For example, development may result in the loss of or increased impact on the provision of public open space, public car parking, public access, water and air quality, bushland, wildlife habitat or other natural areas.

A Planning Agreement can impose planning obligations directed towards replacing, substituting or restoring the public amenity, service, resource or asset to an equivalent standard or serviceability to that existing before the development is carried out, together with any further provision or embellishment required as a result of the demand generated by the development itself. In this way, Planning Agreements can offset development impacts that may otherwise be unacceptable.

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5.9. Meeting demand created by development

Planning Agreements can provide for Development Contributions that meet the demand for new public infrastructure, amenities and services created by development. For example, development may create a demand for public transport services, drainage services, public roads, public open space, streetscape and/or other public domain improvements, community and recreational facilities.

The Public Benefit provided under the agreement could be the provision, extension or improvement of public infrastructure, amenities and services to meet the additional demand created by the development.

5.10. Providing planning benefits to the wider community

Planning Agreements can be used to secure the provision of broader planning benefits for the wider community.

The provision of planning benefits through Planning Agreements involves an agreement between a Developer and Council to allow the wider community to share in part of the development uplift to achieve specified Public Benefits.

The planning benefit may be provided in conjunction with planning obligations or other measures that address the impacts of particular development on surrounding land or the wider community.

Planning benefits may take the form of additional or improved quality of public facilities than is required for a particular development. Alternatively, planning benefits may involve the provision of public facilities that, although not strictly required to make the development acceptable in planning terms, are not wholly unrelated to the development. An example of this might be Development Contributions towards the provision or retention of offsite affordable housing.

5.11. Recurrent funding

Planning Agreements may provide for Public Benefits that take the form of Development Contributions towards the Recurrent Costs of infrastructure, facilities and services.

Such benefits may relate to the Recurrent Costs of items that primarily serve the development to which the Planning Agreement applies or neighbouring development. In such cases, the Planning Agreement may establish an endowment fund, managed by a trust, to pay for the Recurrent Costs of the relevant item. In addition, it may bind future owners in a development to make periodic payments to the fund for the Recurrent Costs of the item.

For example, a Planning Agreement may fund the Recurrent Costs of habitat protection where development will have a demonstrated impact on nearby sensitive habitat.

Planning benefits may also take the form of interim funding of the Recurrent Costs of infrastructure, facilities and services that will ultimately serve the wider community. The Planning Agreement would only require the Developer to make such contributions until a public revenue stream is established to support the ongoing cost of the maintenance or management of the infrastructure, facilities or services.

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5.12. Planning Agreement Principles

The overarching Planning Agreement principles of this Policy provide a framework for negotiating, entering into and administering Planning Agreements.

The principles are:

- 1 The proper planning consideration is to be given to the proposed Planning Agreement.
- 2 Council will assess the Material Public Benefit offer and the public interest when deciding whether to proceed with the Planning Agreement.
- 3 The negotiation and preparation of Planning Agreements must be informed by Council's Strategic Planning Framework and the outcomes of Planning Agreements should align with the relevant strategies, plans and studies of Council. Where they do not align with the Strategic Planning Framework, or were not envisaged in strategic plans, there must be clear justification based on clear planning principles.
- 4 Development Applications, Planning Proposals or Complying Development Certificates will be assessed on their own merits without undue weight being given to associated or proposed Planning Agreements.
- 5 Council will act consistently, fairly and impartially in negotiating Planning Agreements with Developers and landowners.
- 6 Council must evaluate the most appropriate contributions method according to the circumstances of the development to minimise risk to Council and deliver the appropriate level of infrastructure.
- 7 The preparation of Planning Agreements is to be in accordance with the relevant provisions of the EP&A Act, the EP&A Regulations, *Local Government Act 1993* and any other applicable legislation or State Planning Policy requirements.
- 8 The exclusion of section 7.11 contributions or section 7.12 levies through a Planning Agreement will be a matter of negotiation between the Council and the Developer, on a case-by-case basis.
- 9 Council must be satisfied that entering into a Planning Agreement will not compromise the delivery of infrastructure outlined in an adopted or draft Contributions Plan.
- 10 Planning Agreements that include land or works that are not included in the Contributions Plan should be specified as not being subject to credit from the relevant plan unless it is assessed by Council as providing an equal (or better) outcome for the community and which will replace land or works in a Contributions Plan.
- 11 Benefits provided under a Planning Agreement must not be exchanged for a variation from a development standard under clause 4.6 of the EP&A Act, under any circumstances. Variations to development standards must be justified on planning grounds and the benefit under a Planning Agreement should contribute to achieving the planning objectives of the development standard.
- 12 When exercising its functions under the EP&A Act in relation to a proposal, Council will consider and take into account:
 - Whether the proposed Planning Agreement is relevant to and should be considered in connection with a proposal
 - Whether demand for new public infrastructure or services that is created by the proposal.

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- 13 In the situation of competing proposals, Council may apply discretion and approve the proposal that offers the greatest planning benefit, so long as it is made known to the relevant parties beforehand.
- 14 Council will not agree to a Planning Agreement providing for any alleged surplus value under a Planning Agreement being refunded to the Developer or offset against 7.11 or 7.12 Development Contributions required to be made by the Developer in respect of other development in the LGA.

6. POLICY CONTEXT

This section outlines the legislative, strategic and local planning framework underpinning this Policy and key policy considerations when entering into and administering Planning Agreements.

6.1. Legislative framework

- EP&A Act Provides the legislative framework for Planning Agreements.
- EP&A Regulation outlines the procedural requirements for the use of Planning Agreements as well as the making, amending and revocation of Planning Agreements and the public notice of Planning Agreements.
- Practice Notes provide advice on matters surrounding Planning Agreements and provide an overview of current trends and best practices. The practice notes are made for the purposes of clause 25B(2) and clause 26(1) of the EP&A Regulation. While the practice notes in themselves are not legally binding without an accompanying Ministerial direction, in some cases they may advocate greater restrictions on the content and use of Planning Agreements than is provided for in the EP&A Act and EP&A Regulation. The practice notes also set out a template designed to standardise the form of Planning Agreements. If there is any inconsistency between this Policy and the Practice Notes, this Policy prevails.

As at the date of this Policy, the key Practice Notes relating to Planning Agreements include:

- Practice Note on Planning Agreements, dated July 2005
 - Exhibition Draft Practice Note Planning Agreements, dated April 2020; and
 - Draft Practice Note Planning Agreements, dated November 2016.
- Ministerial Directions under section 9.1 of the EP&A Act, Ministerial Directions require consideration for plan making covering issues such as employment, environment and heritage, housing, infrastructure and urban development. This includes infrastructure contributions, of which Planning Agreements are a form of.

6.2. EP&A Act

Ministerial Directions - under section 7.9 of the EP&A Act, the Minister may make directions as to the procedures to be followed in negotiating a Planning Agreement, the publication of those procedures, the method of determining the extent of provision of the Public Benefit to be made by the Developer under a Planning Agreement and other standard requirements with respect to Planning Agreements. Under Section 7.17 of the EP&A Act, the Minister may also make directions as to various matters relating to Development Contributions under s7.11 and s7.12 of the EP&A Act.

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As at the date of the Policy, the key Ministerial Direction relating to Planning Agreements is *Environmental Planning And Assessment (Planning Agreements) Direction 2019* which requires all councils to consider a series of matters when negotiating a Planning Agreement with a Developer for the purposes of affordable housing in connection with a development.

6.3. Environmental Planning and Assessment Act 1979

Part 7, Division 7.1, Subdivision 2 of the EP&A Act sets out, amongst other matters:

Provision	Section of the EP&A Act
The definition of a Planning Agreement	7.4(1)
The definition of a public purpose	7.4(2)
The mandatory, minimum requirements for a Planning Agreement	7.4(3)
The relationship of a Planning Agreement to the application of section 7.11 and section 7.12 of the Act	7.4(2), 3A, 5,6
The ability of the Council to enter into a joint Planning Agreement with another council of other public authority	7.4(8)
Limitations on the content of a Planning Agreement	7.4(9)

6.4. Environmental Planning and Assessment Regulation 2000

Part 4, Division 1A of the EP&A Regulation sets out, amongst other matters:

Provision	Clause of the EP&A Regulation
The form and subject matter of Planning Agreements	25B
The signing and commencement of a Planning Agreement	25C
Amendment and revocation of a Planning Agreement	25C
Public notice requirements, including the timing of that notice in regard to a Development Application and a Planning Proposal	25D
Requirements for an explanatory note and the content of that note	25E
Requirements for the public inspection of Planning Agreements	25F, 25G and 25H

Principle:

• The preparation of Planning Agreements is to be in accordance with the relevant provisions of the EP&A Act, the EP&A Regulations, *Local Government Act 1993* and any other applicable legislation or State Planning Policy requirements.

6.5. Strategic Planning Framework

The negotiation and preparation of Planning Agreements must be informed by Council's Strategic Planning Framework. This ensures legitimacy to the overall direction of the Planning Agreement and provides an overarching strategic foundation. Relevant strategic plans and related documents include, but are not limited to:

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- Western City District Plan
- Local Strategic Planning Statement
- Local Housing Strategy
- Economic Development Strategy
- Rural Lands Strategy
- Recreation and Leisure Strategy
- Sustainability Strategy
- Integrated Transport Strategy
- Library Strategic Plan
- Sportsfield and other recreation strategies
- Precinct Plans
- Local infrastructure studies
- Associated 'hard' infrastructure studies (road and transport studies, engineering assessments for watercycle management)
- Infrastructure demand studies (open space and recreation and other social infrastructure).)

To ensure Public Benefits align with Council's technical requirements (i.e. in the case of land dedication and works in kind), Planning Agreements should also give reference to:

- Open Space Design Manual
- Buildings Design Manual
- Engineering and Street Design Standards
- Relevant Australian Standards

Some of the key strategies are discussed in more detail in the following subsections.

Principle:

• The negotiation and preparation of Planning Agreements must be informed by Council's Strategic Planning Framework and agreements should align with the relevant strategies, plans and studies of Council. Exceptions may be where the particular project was not envisaged by the strategic planning and conforms to robust planning principles.

6.6. Western City District Plan

Planning Agreements can assist with the delivery of the directions and planning priorities outlined in the Western City District Plan (District Plan), which are set out under the overarching themes from the Greater Sydney Region Plan – A Metropolis of Three Cities. These include:

- 1. Infrastructure and collaboration;
- 2. Liveability;
- 3. Productivity; and
- 4. Sustainability.

Liveability is a particularly important theme because it influences the quality of life that people experience. The creation and renewal of places, neighbourhoods and business centres are central objectives to improving liveability. Improvements to liveability can occur through a variety of actions including providing:

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- Local infrastructure.
- More and improved public spaces including better use of and access to those spaces.
- Well-connected places.
- People-friendly, workable and safer streets, lanes and pathways that are accessible by people of all ages and abilities.

Sustainability objectives can also benefit from Planning Agreements particularly in terms of:

- Protecting and enhancing biodiversity.
- Achieving energy, water and climate change mitigation strategies.

6.7. Local Strategic Planning Statement

Planning Agreements should also be used to implement the relevant priorities contained in Council's Local Strategic Planning Statement (LSPS), such as:

- Local Priority I1 Aligning infrastructure delivery with growth
- Local Priority L1 Providing housing choice and affordability for Camden's growing and changing population
- Local Priority L3 Providing services and facilities to foster a healthy and socially connected community
- Local Priority S4 Protecting and restoring environmentally sensitive land and enhancing biodiversity.

6.8. Integrated Planning and Reporting framework

When negotiating Planning Agreements and establishing the type of public facilities to be included in the agreement, all parties must take into consideration the Council's integrated planning and reporting (IPR) framework and proposed projects, actions and services which may be identified in the plans and strategies. This ensures that Planning Agreements align with Council's broader corporate strategic planning and land use planning policies, goals, and strategies. These include:

- The Community Strategic Plan.
- The combined Delivery Program and Operational Plan.
- Resourcing Strategy.

6.9. The Development Contributions Management Committee

A whole-of-Council approach is an integral component of Council's financial management. A contributions system must have regard to the IPR Framework as well as other relevant adopted plans, strategies and policies to ensure that contributions are integrated within the overall management framework.

Given that Planning Agreements are one of several mechanisms for funding public infrastructure, such agreements form part of the Development Contributions system. Therefore, Planning Agreements will integrate with relevant financial management plans prepared by Council for budgeting and expenditure purposes.

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The implications arising from entering into a Planning Agreement must be appreciated in the context of Council's overall service delivery function. The Development Contributions system affects all sections/departments of Council including:

- Planning and environmental services in forecasting and facilitating development, preparing and reviewing Contributions Plans and providing advice on Planning Agreements as well as the issue and enforcement of development consents.
- Engineering, community and recreation services in providing and managing public facilities administrative.
- Corporate services in managing the administrative, legal and financial accounting processes.

It is therefore critical that the preparation and ongoing administration of the Development Contributions system involve all relevant departments of Council.

The DCMC is an internal Council committee comprised of management and specialist staff representing strategic planning, finance and capital works sections. This is considered good practice.

The DCMC meets monthly to manage the Development Contributions system. DCMC meetings are closed to the public and decisions are made by consensus. DCMC meeting minutes, decisions and recommendations in relation to Planning Agreements are communicated directly to the applicant who makes a written application to enter a Planning Agreement.

Decision-making is guided by the Development Contributions Management Committee Terms of Reference 2019 as amended from time to time.

7. SCOPE OF PLANNING AGREEMENTS

This part provides guidance and key principles in relation to the scope of Planning Agreements, including relationship of Planning Agreements with local Contributions Plans, Development Applications and Planning Proposals.

7.1. Relationship of a Planning Agreement to Contribution Plans

This Policy forms part of Council's Development Contributions framework, which includes the Contributions Planning Policy and Contributions Plan Template.

Council may impose a condition of consent to a Development Application, or a complying Development Application, requiring a Development Contribution under section 7.11 or the payment of a levy under section 7.12 of the EP&A Act (if consistent with the relevant Contributions Plan).

A Planning Agreement may partly or fully exclude the application of section 7.11 or section 7.12 contributions to development the subject of a Planning Agreement. Sections 7.4 and 7.11 of the EP&A Act set out the way a Planning Agreement can influence contributions and levies imposed as conditions of development consent. This includes the ability of a Planning Agreement to wholly or partly exclude the application of section 7.11 or section 7.12 in respect of a development.

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Planning Agreements can be used to formalise arrangements for Developers delivering infrastructure that is out-of-sequence compared to the priorities in the Contributions Plan. In this circumstance, where the delivery of infrastructure is aligned, this generally should wholly or partly exclude the application of sections 7.11 or 7.12. Planning Agreements should clearly specify any land or works that are within the Contributions Plan, the cost outlined in the Schedule of Works and the indexing method. It should reference the infrastructure priorities section of the Contributions Plan to indicate when the Developer should receive credit for the infrastructure they deliver.

In other circumstances, the intent of a Contributions Plan must not be undermined by Planning Agreements delivering infrastructure which does not align with established infrastructure priorities. Infrastructure not identified in a relevant Contributions Plan or a strategic plan, but which otherwise achieves a justifiable Material Public Benefit, will be considered on a case-by-case basis.

Planning Agreements that include land or works that are not included in the Contributions Plan should be specified as not being subject to credit from the relevant plan. Planning Agreements that include land or works that are included in the Contributions Plan should be specified as being subject to credit from the relevant plan.

Principles:

- The exclusion of section 7.11 contributions or section 7.12 levies through a Planning Agreement will be a matter of negotiation between the Council and the Developer, on a case-by-case basis.
- When a Local Contributions Plan is being prepared or in draft form, this should reflect any relevant Planning Agreement already in place.
- Infrastructure works identified in an adopted Local Contributions Plan will be prioritised and infrastructure not identified in such a plan, but which achieves a Material Public Benefit, will be considered.
- Planning Agreements that include land or works that are not included in the Contributions Plan should be specified as not being subject to credit from the relevant plan.

7.2. Planning Agreements and Development Applications

When determining a Development Application, Council is required by section 4.15 (previously section 79C) of the EP&A Act, to take into consideration any relevant Planning Agreement that has been entered into or a draft agreement a Developer has offered to enter into. Council is also required to take into consideration any public submissions made in respect of the Development Application, which may include submissions relating to a Planning Agreement.

Section 7.7 prevents Council refusing a DA on the grounds that a Planning Agreement has not been entered into in relation to the proposed development.

Section 7.7 also authorises Council to require a Planning Agreement to be entered into as a condition of development consent, but only if it requires an agreement that is in the terms of an offer made by the Developer in connection with the Development Application or a Planning Proposal.

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Attachment 2

Council and Developers must make a judgement in each case about whether the use of a Planning Agreement is beneficial and otherwise appropriate. However, Planning Agreements should never be used to require compliance with, or restate obligations imposed by conditions of development consent as it may create unnecessary and inappropriate duplication.

Principles:

- A Planning Agreement should not be given undue weight when the merits of an application are assessed.
- The approval of a Development Application should never be contingent on the proponent entering into a Planning Agreement.
- Planning Agreements should never be used to require compliance with, or re-state obligations imposed by, conditions of development consent.
- Demand for new public infrastructure or services that is created by a Planning Proposal and/or Development Application is to be considered and taken into account.

7.3. Relationship between Planning Agreements and varying development standards (Clause 4.6)

The Land and Environment Court has handed down decisions limiting the ability of consent authorities and Developers to rely on Planning Agreements to justify variations to development standards contained in local environmental plans proposed by Development Applications. Relevant case law includes;

- Jubilee Properties v Warringah Council [2015] NSWLEC 1042
- Mecone Pty Limited v Waverley Council [2015] NSWLEC 1312.

The Land and Environment Court decisions reinforce the principle that the benefits provided under a Planning Agreement should not be used to justify a variation from a development standard unless the benefit is directed towards achieving the planning objectives of the relevant development standard.

Principle:

 Benefits provided under a Planning Agreement must not be exchanged for a variation from a development standard under clause 4.6 of the EP&A Act under any circumstances. Variations to development standards must be justified on planning grounds and the benefit under a Planning Agreement should contribute to achieving the planning objectives of the development standard.

7.4. Planning Agreements and Planning Proposals

Planning Agreements can be entered into in connection with a proposal to change the land use zoning and/or make changes to development controls in an LEP in relation to a site. Planning Agreements negotiated in this context will generally seek to offset any associated uplift afforded by an LEP amendment by way of providing infrastructure provision or other related Material Public Benefits to support the development and wider community.

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The EP&A Act requires a planning authority to state the objectives and outcomes of a Planning Proposal, and to describe and justify the process by which they will be achieved. The role of a Planning Agreement in facilitating these objectives or outcomes should be clearly set out in the Planning Proposal documentation.

Council is to consider all applications for Planning Proposals on their merits. The unwillingness of a Developer to offer to enter into a Planning Agreement related to land value increase should not be a reason why a Planning Proposal is refused. Equally, a Planning Proposal that may have negative planning outcomes cannot be justified solely on the basis of an opportunity to enter into a Planning Agreement.

Council will not prioritise site-specific Planning Proposals on the basis they provide for opportunity to capture windfall gain or LGA-wide strategic planning initiatives. For instance, infrastructure and Public Benefit, including affordable housing, are likely to be planned and delivered in a more comprehensive way if linked to broad strategic planning exercises, rather than if planning impacts and potential Public Benefits are determined on a site-by-site basis.

Other contributions mechanisms can also provide for a more efficient and reasonable distribution of the costs of infrastructure associated with growth, rather than focusing on individual large developments. These considerations are not inconsistent with the role of a council to assess site specific Planning Proposals on their planning merits.

Principles:

When exercising its functions under the EP& A Act in relation to a Planning Proposal, Council will consider:

- Whether the proposed Planning Agreement is relevant to a proposal and whether it should be considered in connection with the proposal.
- Demand for new public infrastructure or services that is created by the proposal.

7.5. Competing proposals to provide planning benefits

Situations may arise where Council is faced with competing applications, each accompanied by offers to enter into Planning Agreements providing Material Public Benefits. In such cases, provided the planning benefits offered are not wholly unrelated to development, they may be considered in connection with the applications and it may be perfectly rational for Council to approve the proposal which offers the greatest Material Public Benefit, all things being equal.

Principle:

• In the situation of competing proposals, Council may apply discretion and approve the proposal which offers the greatest Material Public Benefit.

7.6. Planning Agreement or other contributions mechanism?

Planning Agreements should complement other contribution mechanisms, including section 7.11 contributions and section 7.12 levies for local infrastructure. They can be used to deliver infrastructure outcomes specified in these mechanisms, strategic planning documentation, or additional Public Benefit.

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A Planning Agreement provides flexibility in terms of delivery and timing. The funds or works are not required to have a direct nexus with the proposal but should be related. A Planning Agreement should be considered where Council is satisfied that there is a direct benefit over and above the existing Contributions Plans in place. Council must be satisfied that entering into a Planning Agreement will not compromise the delivery of infrastructure outlined in a Contributions Plan.

A Planning Agreement also allows for Recurrent Costs, whereas a Contributions Plan does not (under current legislation). Therefore, a Planning Agreement may be particularly valuable where there is ongoing maintenance and or operational costs associated with infrastructure, such as watercycle management.

A Planning Agreement may also include the delivery of Material Public Benefit in the form of affordable housing (providing the Council complies with the Environmental Planning and Assessment (Planning Agreements) Direction 2019) and other related planning issues, which are not identified in a Contributions Plan.

However, Planning Agreements generally should not be used as de facto substitutes for Contributions Plans. There is a clear legislative, regulatory and policy framework supporting Contributions Plans which does not (presently) apply to Planning Agreements. Where there is a need for public infrastructure across a development area with a range of landowners, a Contributions Plan is more appropriate because it simplifies transactions and has clearer underpinning strategic planning.

The table below identifies some factors in development outcomes and infrastructure needs that may be considered when identifying an appropriate contribution mechanism:

Contribution	Application
Mechanism	
Section 7.11 Development	1 In urban release areas and major urban renewal precincts
Contributions	2 In areas where growth is faster and higher levels of contributions can offset the considerable administration costs, financial risks and inefficiencies of managing money amongst and within the funds
	3 In areas with multiple owners who are unable to coordinate offering dedications or provision of a Material Public Benefit
	4 Where Council can access supplementary funds to meet the non-development demand for the infrastructure included in the Contributions Plan
	5 Areas where the overall rate of growth is uncertain but different landholders are likely to proceed with development at rates different to other landholders
Section 7.12 levies	1 In established urban areas where supplementary funding of infrastructure to meet nondevelopment demands is uncertain
	2 In high growth urban centres where infrastructure needs are mixed and where a high number of developments can contribute to shared costs In areas where both the rate and the infrastructure impacts of future development are relatively low, difficult to predict, or spread over time
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	•	dispersed set of contributors and nexus is difficult to identify
	4	Where resources to manage the development, contributions are limited
	5	In areas with multiple ownership with little scope for land dedications or provision of a Material Public Benefit as alternatives to paying a monetary contribution
	6	Where the costs of needed infrastructure are relatively low and spread over time
Planning Agreements	1	In relation to a major development site or precinct that is owned by a single Developer/land owner or a consortium of Developers/land owners
	2	Where the proponent has an incentive to be directly involved in the delivery of community infrastructure, such as quicker timeframes for delivery of infrastructure are important for the Developer to bring the product to market
	3	Where a proposed development is unanticipated by Council and thus works and facilities to cater for this development have not been identified.
	4	Where the proponent agrees to be involved in the provision of public infrastructure rather than just community infrastructure
	5	Where the owners want to provide community infrastructure additional to, or at a higher standard than, what has been specified under the Contributions Plan
	6	Where Council and the proponent can, by negotiation, achieve different and better or more innovative outcomes than can be achieved through imposing direct or indirect contributions
Works in Kind	1	Provides more flexibility in terms of delivery and timing
Agreements (WIK)	2	Can enable the delivery of infrastructure much earlier
NOTE: This refers	3	than otherwise would be provided by Council More successful where major growth or development
to an agreement entered into under		occurs in a distinct area
s7.11(5)(b) of the EP&A Act	4	Need to ensure the valuation process and scope of work are clearly defined in the WIK agreement

Where the provision of the infrastructure benefits a

3

See also Section 7.2 of the Contributions Planning Policy for detailed discussion of funding mechanisms.

Principles:

- Council must evaluate the most appropriate contributions method according to the circumstances of the development to minimise risk to Council and deliver the appropriate level of infrastructure.
- Council must be satisfied that entering into a Planning Agreement will not compromise the delivery of infrastructure outlined in a Contributions Plan.

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8. GUIDELINES & PRINCIPLES FOR NEGOTIATING & PREPARING PLANNING AGREEMENTS

This section outlines guidelines, procedures and key principles when entering into and preparing Planning Agreements. It also discusses the public interest and probity considerations in connection with the use of Planning Agreements.

8.1. Circumstances where Council may enter into a Planning Agreement

Where possible, a Planning Agreement should be negotiated between Council and the proponent before an application is made or a Planning Proposal is submitted so that applications may be accompanied by a draft agreement and considered/assessed concurrently.

Council may negotiate a Planning Agreement with a proponent (and/or associates) in connection with any Development Application (including a modification of a Development Application), complying development certificate or Planning Proposal to change a Local Environmental Plan relating to any land in the Council's area.

When considering a 'bonus scheme', planning authorities should carry out public consultation, consider the apportionment of funding, look at the feasibility impact and determine the need for the infrastructure. Such a scheme should also satisfy the fundamental principles and considerations for acceptability set out in **Section 8.4 - Acceptability test to be applied to Planning Agreements**.

If an agreement is negotiated, it is documented as a draft Planning Agreement and the parties agree on the terms of the accompanying explanatory note required by the EP&A Regulation. The parties also agree on the content of the application to which the draft agreement relates.

Principles:

• A Planning Agreement cannot impose an obligation on Council to grant consent to a Development Application or support a Planning Proposal.

8.2. When should negotiations commence?

Negotiation of Planning Agreements should run in parallel with applications to change environmental planning instruments or Development Applications.

It is preferable that negotiations for a Planning Agreement commence before the lodgement of a Development Application or a request for a Planning Proposal is made. Negotiations can commence as part of a formal pre-Development Application or pre-Planning Proposal meeting.

8.3. Who will prepare a Planning Agreement?

Unless otherwise determined between the parties, Council will be responsible for drafting the Planning Agreement at the Developer's cost. This will be confirmed at the outset of negotiations.

The process for Council to negotiate a Planning Agreement commences with the submission of a written Public Benefit offer by the Developer. The offer must adequately describe the Public Benefit and must be signed by the proponent.

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Once drafted, the agreement will be submitted to the Developer for review.

The explanatory note, which must be exhibited with a Planning Agreement, is to be prepared jointly by Council and the Developer. The offer must:

- Be in writing
- Be addressed to Council
- Be executed by or on behalf of all parties to the Planning Agreement, other than Council to whom the offer is made
- Outline in enough detail, to allow proper consideration by Council, the matters required to be included in a Planning Agreement as specified in section 7.4(3) of the EP&A Act
- Address in enough detail, to allow proper consideration by the planning authority, any relevant matters
- Outline in enough detail, to allow proper consideration by the planning authority, all other key terms, and
- Conditions proposed to be contained in the Planning Agreement.

All new Planning Agreements will be subject to legal review to ensure they can be properly administered.

8.4. Acceptability test to be applied to Planning Agreements

Council will consider the following criteria in order to evaluate the Material Public Benefit associated with a proposed Planning Agreement:

- 1 Is the proposed Planning Agreement directed towards a proper and legitimate planning purpose having regard to the statutory planning controls and other adopted planning policies and infrastructure strategies and the circumstances of the development?
- 2 Does the proposed Planning Agreement provide for a reasonable means of achieving the relevant planning purpose and securing the relevant Material Public Benefit?
- 3 Will the proposed Planning Agreement produce outcomes that benefit or protect the public interest against poor planning outcomes?
- 4 Does the proposed Planning Agreement promote Council's principles in relation to the use of agreements as set out in this Policy?
- 5 Are there any relevant circumstances that preclude Council from entering into the proposed Planning Agreement?
- 6 Will the proposed Planning Agreement provide benefits that have a relationship to the development or the wider community?
- 7 Is the Public Benefit proposed appropriate having regard to the nature of the development?
- 8 Will there be any initial or ongoing costs for Council as a result of the Planning Agreement?
- 9 Will it undermine the intent of any adopted Contributions Plan that applies to the land?

8.5. The public interest

The Acceptability Test requires that Planning Agreements are in the public interest. The public interest is directed towards securing Public Benefit for the community.

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In some cases, the public interest may be measured in terms of the need to mitigate any adverse impacts of development or the desirability of providing a planning benefit to the wider community.

The negotiating framework for Planning Agreements raises the fundamental issue of what is an appropriate Planning Agreement. The process involves the exercise of discretion for both Council and the Developer, giving both parties room to accommodate subjective values and varying concepts of the public interest, private interests and other standards.

The ability for a Planning Agreement to wholly or partly exclude the application of local infrastructure contributions to development gives Council scope for tradeoffs under an agreement. This means that the financial, social and environmental costs and benefits of development can be redistributed through a Planning Agreement.

Principles:

- A key consideration in whether to enter into a Planning Agreement is whether the agreement is in the public interest.
- Individuals or groups do not outweigh the public interest when considering Planning Agreements.

8.6. Planning purpose

The Acceptability Test requires that Planning Agreements are directed towards legitimate planning purposes, that can be identified in the statutory planning controls and other adopted planning policies applying to development.

The provision of planning benefits for the wider community through Planning Agreements involves capturing part of the uplift in underlying land value as a result of the Development Application or Planning Proposal. The value of planning benefits could consider a reasonable share of that uplift value to ensure commercial feasibility of the development.

Furthermore, planning benefits, though primarily directed to the wider community, must never be wholly unrelated to development contributing the benefit.

To ensure that Development Contributions provided under Planning Agreements are directed towards appropriate and legitimate planning purposes, Council will consider whether the proposed Planning Agreement:

- 1 Mitigates or compensates for the impact of the relevant development
- 2 Addresses the demands created by the development for new public infrastructure, amenities or services
- 3 Aligns the timing of the development with the delivery of the Public Benefit
- 4 Meets Council's Policy objectives and principles.
- 5 Meets the requirements for new public infrastructure identified in Council's infrastructure delivery and resourcing plans
- 6 Meets the objectives of Local Environmental Plans, Development Control Plans, and other relevant planning strategies, studies and policies of future planning arrangements
- 7 Meets the objectives or needs of other relevant draft or adopted Council policies, strategies, plans, technical standards and specifications

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- 8 Is in a form suited to the particulars of the application to which the Planning Agreement relates
- 9 Provides Public Benefits that provide innovation or technology not anticipated in Contributions Plans.

Principles:

- The proper planning consideration is to be given to the proposed Planning Agreement.
- Council will not use Planning Agreements for any purpose other than to provide a Material Public Benefit to the community.
- Provision of infrastructure should generally align with strategic planning documentation.

9. OTHER PROCEDURAL GUIDELINES

9.1. Valuation of Material Public Benefits under a Planning Agreement

The Public Benefit proposed under a Planning Agreement will be attributed a notional value in the agreement. This attributed value will be agreed between Council and the Developer as part of the negotiation and drafting process. The value should be identified in specific numerical (\$) terms, together with the relevant date (by financial year).

If a Development Contribution under a Planning Agreement is the carrying out of works for a public purpose, Council will attribute a value to that Development Contribution. In respect of work that is included in the Council's Contributions Plan, the value attributed to the work should be the value as specified in the Contributions Plan. In respect of work that is not included in the Council's Contributions Plan, the value will be based on a cost estimate for the works prepared by a suitably qualified quantity surveyor engaged by Council at the Developer's cost or by reference to Council's standard rates and costs where appropriate.

Where the Development Contribution under a Planning Agreement includes the transfer or dedication of land, Council may seek the services of an appropriately qualified land valuer, at the Developer's cost, in order to attribute a value to the land being transferred or dedicated, unless the land is included in the Council's Contributions Plan in which case the value attributed to the land should be as specified in the Contributions Plan.

If a Developer procures a valuation from a Quantity Surveyor or Land Valuer Council reserves the right to have their report peer-reviewed, at the Developer's cost, or provide its own independent assessment.

Any Developer's works and services that would normally be provided as a condition of development consent (i.e. a road or on-site detention required to service a proposed development) will be deemed to have no value under the Planning Agreement.

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9.2. Surplus value and credits

In certain circumstances, applicants may, through previous Development Applications, have made more local contributions to Council than was required under a Contributions Plan. This would only likely have occurred when the applicant provided land or other Material Public Benefit through a Works-in-Kind or land dedication agreement and this extra provision is referred to as 'surplus value'.

It is at Council's discretion whether it will accept the provision of a Planning Agreement such as land dedication or Works-in-Kind or other Material Public Benefits, where the value exceeds the value of Development Contributions that would be applicable or required by conditions of consent or under a Contributions Plan.

Council will not allow the surplus value under a Planning Agreement to be offset against any applicable Development Contributions required to be made in respect of other development outside of the area of any applicable Contributions Plan.

If a person is seeking to settle a contribution obligation with the Council and would like Council to consider accrued surplus value relating to an earlier consent and agreement, they must submit a written request together with details of the earlier agreement. The earlier agreement should explicitly acknowledge that previous 'payments' exceeded contributions that were required at that time. In such circumstances, Council may offset the surplus value from an earlier agreement against a current application or more recent consent.

Where the value of the works undertaken is less than the contribution required as a condition of consent, the Developer will be required to pay the difference.

Refer to the Contributions Planning Policy (Section 8.5) for further detail in relation to provision of Material Public Benefits in excess of contribution requirements.

Refer also to the Camden Works-in-Kind Policy (Section 14) for further detail in relation to the treatment of Surplus Value specific to WIK agreements.

Principle:

- Council will not agree to a Planning Agreement providing for any alleged surplus value under a Planning Agreement being refunded to the Developer or offset against 7.11 or 7.12 Development Contributions required to be made by the Developer in respect of other development in the LGA.
- Planning Agreements that include land or works that are not included in the Contributions Plan should be specified as not being subject to credit from the relevant plan.

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9.3. Pooling of Development Contributions

Council's ability to forward fund (internally borrow) infrastructure is limited. Consequently, infrastructure provision is largely contingent upon the availability of contributions funds. In some cases, enabling infrastructure is required where development cannot effectively occur without the infrastructure, such as a collector road. Pooling of funds is enabled under the provisions of s7.3(2) of the EP&A Act and clause 27(1)(i) of the EP&A Regulation, which allows borrowing between contribution accounts. This allows greater flexibility and timeliness in the way facilities can be provided.

Where a proposed Planning Agreement provides for a monetary contribution by the Developer, Council may seek to include a provision permitting money paid under the agreement to be pooled with money paid under other Planning Agreements or Contributions Plans. This will be applied progressively for the different purposes under those agreements or plans.

Pooling may be appropriate to allow Public Benefits to be provided in a fair and equitable way, particularly enabling infrastructure. Pooling of funds should be directed to the highest priority infrastructure, as identified in the Contributions Plan and as prioritised in the Work Schedule.

This is in accordance with the Contributions Planning Policy, and provisions of the EP&A Act and EP&A Regulation.

Refer to Section 9.1 of the Contributions Planning Policy for further detail on the pooling of contribution funds.

9.4. Recurrent contributions

An applicant may offer, and Council may request, Developers to make Development Contributions towards Recurrent Costs of infrastructure through a Planning Agreement. Generally, the Planning Agreement will only require the Developer to make contributions towards the Recurrent Costs until a public revenue stream is established to support the on-going costs of the facility, or for a time agreed between the parties.

There must be a clear determination of when that revenue stream will likely be enough for Council to consider the timing of cessation of recurrent Costs.

Any initial or ongoing costs for Council as a result of the Planning Agreement will be taken into consideration when assessing the acceptability of the offer.

9.5. Standard contributions

Wherever possible, Council will seek to standardise Development Contributions sought under Planning Agreements in order to streamline negotiations and provide fairness, predictability and certainty for Developers. Although the value of Planning Agreements will be considered on their merits.

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9.6. Parties to a Planning Agreement

The Council and the Developer are always parties to a Planning Agreement. It will be frequently necessary for the landowner to be an additional party. The circumstances where the landowner will be required to be a party include (but are not limited to) where the Planning Agreement will be registered on the land title, where the Planning Agreement requires land to be dedicated to the Council, where the Planning Agreement requires the creation of covenants, easements, rights or way and the like burdening land, where the Planning Agreement requires works to be carried out on private land that will be handed over to the Council on completion of the works, where the Planning Agreement provides for access to or across private land to enable the carrying out of works, where the security for performance provided under the Planning Agreement is a charge on land, and the like. The Council will make an assessment of whether the landowner or any other person in addition to the Council and the Developer should be a party to a Planning Agreement in each particular case.

9.7. Probity

Council is committed to fairness, equity and ethical behaviour in the care, control and management of the Camden LGA and in the administration of this Policy. To this end, the following practices will apply:

- a) Roles and responsibilities within the processes for a Planning Agreement, a Planning Proposal, Complying Development Certificate and a Development Application will be managed to ensure transparency, impartiality and accountability and to avoid conflicts of interest. This will generally include separation of roles and responsibilities.
- b) Commercial and financial information will be treated as confidential material.

Depending on the type of Planning Agreement and the Council's involvement, Council may engage a probity expert for advice and assistance with the agreement. Costs associated with this service will be shared between the Council and the other parties associated with the agreement.

Independent third parties could be used in a variety of situations involving Planning Agreements. The situations include:

- Where an independent assessment of a proposed change to an environmental planning instrument or Development Application is necessary or desirable.
- Where information requires validation.
- Where sensitive financial or other confidential information must be verified or established during negotiations.
- Where facilitation of complex negotiations are required for large projects or where numerous parties or stakeholders are involved.
- Where dispute resolution is required under a Planning Agreement.
- Where there may be an actual or perceived conflict of interest between Council and the Developer.

Furthermore, all actions associated with negotiating and administering Planning Agreements must comply with the requirements of Council's Corporate Operational Risk referenced as OR 147 – Fraud or Corruption.

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Principle:

• Council will act consistently, fairly and impartially in negotiating Planning Agreements with Developers.

9.8. Dispute resolution

Different kinds of dispute resolution mechanisms may suit different kinds of matters and this should be reflected in a Planning Agreement. For example, mediation may be suitable to deal with most disputes while expert determination may be most suitable to resolve disputes of a technical nature. Similarly, arbitration may be suitable for resolving commercial disputes.

Council will require a Planning Agreement to provide for mediation of disputes between the Parties, at their own cost, before the parties may exercise any other legal rights in relation to the dispute. Unless the parties agree otherwise, the Planning Agreement will provide that such mediation will be conducted pursuant to the Mediation Rules published by the Law Society of NSW current at the time the agreement is entered into.

9.9. Past deficiencies in infrastructure provision

Planning Agreements may be used to overcome past deficiencies in infrastructure provision that would otherwise prevent development from occurring. This may involve the conferring of a planning benefit under the agreement, but only where it is justified, material and in the public interest.

9.10. Public Notification

Planning Agreements must be publicly notified and made available for public inspection before they can be entered into. A Planning Agreement cannot be entered into, amended or revoked unless public notice is given and the Planning Agreement is first made publicly available for inspection for a minimum period of 28 days.

If the draft Planning Agreement is in connection with a Development Application, the public notice will be given, if practicable, as part of a contemporaneously with, and in the same manner as any notice of the Development Application, or if that is not practicable, as soon as possible and after a draft agreement has been prepared and agreed by the parties.

If the draft Planning Agreement is in connection with a Planning Proposal (i.e. proposal to change to the Camden Local Environmental Plan 2010), the public notice will be given, if practicable, as part of any public notice of the relevant Planning Proposal that is required under the EP&A Act. This is so that Council can ensure that the public can consider all elements of the change to the Local Environmental Plan at the same time.

Where it is not practicable to give public notice at such times, the EP&A Regulation requires that this be undertaken by Council as soon as practical.

Amendments may be required as a result of public submissions or for other reasons. Any material changes that are proposed to be made to a Planning Agreement after a public notice has been given should be subject to renotification if the changes would materially affect:

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- How any of the matters specified in s7.4 of the EP&A Act are dealt with by the Planning Agreement.
- Other key terms and conditions of the Planning Agreement.
- The planning authority's interests or the public interest under the Planning Agreement.
- Whether a non-involved member of the community would have a made a submission objecting to the change if it had been publicly notified.

An explanatory note is required to be prepared to accompany public notice of a draft Planning Agreement and this should be written in plain English. The explanatory note should help the community to understand what the Planning Agreement is proposing, how it delivers Public Benefit and why it is acceptable and in the public interest.

9.11. Planning Agreement Register

Section 25F (1) and (2) of the EP&A Regulation states that a Council must keep a Planning Agreement register. Council must keep a record of the following in its register:

- 1. A short description of any Planning Agreement (including any amendment) that applies to the area of the Council
- 2. The date the agreement was entered into
- 3. The names of the parties, and
- 4. The land to which it applies.

For reasons of transparency, the Planning Agreement register is available on Council's website, together with a copy of each Planning Agreement.

9.12. Planning Agreement deferrals and variations

Planning Agreements may contain clauses enabling a Developer to defer or vary obligations under a Planning Agreement.

- Deferral of Works is an option in a Planning Agreement available to a Developer that intends to defer or delay the delivery of works beyond the obligations specified in the Planning Agreement Schedule of Works.
- Variation of Works is an option in a Planning Agreement available to a Developer or council that intends to vary the design or specification of any work that is required to be carried out under a Planning Agreement.

Developers must apply to Council in writing if they wish to defer or vary their obligations under a Planning Agreement. The party proposing the modification must bear the other party's cost of the modification.

Any material changes that are proposed to be made to a Planning Agreement after a public notice has been given should be the subject of re-notification. This would be the case where proposed changes would materially affect:

- How any of the matters specified in section 7.4(3) of the EP&A Act are dealt with by the Planning Agreement;
- Other key terms and conditions of the Planning Agreement; or
- Council's interests or the public interest under the Planning Agreement

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9.13. Costs of entering into Planning Agreements

Council requires a Planning Agreement to make provision for payment, by the Developer, of Council's costs for commercial negotiations of a Planning Agreement, together with the cost of employing independent consultants and third parties if necessary.

Generally, Council will require that all reasonable costs for the drafting, legal negotiations, exhibition, execution, registration and removal of registration of the agreement are met by the Developer.

Council will require the Planning Agreement to make provision for a contribution by the Developer towards the ongoing administration of the agreement.

This also applies to any amendment to a Planning Agreement instigated by the Developer.

9.14. Provision of security under a Planning Agreement

Council will require a Planning Agreement to make provision for security to cover the Developer's obligations under the agreement. This will include monetary contributions not paid at the time the agreement is executed by the parties.

The form of security will be a performance bond provided in accordance with Council's Development Infrastructure Bond Policy, as amended from time to time.

The security must be in favour of the Council to the full value of the Developer's obligations under the Planning Agreement or as otherwise agreed by Council.

Where the Development Contribution under a Planning Agreement includes the transfer or dedication of land, Council will generally require a Planning Agreement to contain a right for Council to acquire the land in the event that the Developer fails or is unable to meet its transfer or dedication obligations under the agreement and/or possibly step-in' rights to complete parks, open space and the like.

Council will require a Planning Agreement to contain a provision requiring the Developer to agree to registration of the agreement on the title to the Developer's land pursuant to section 7.6 of the EP& A Act.

9.15. Registration of Planning Agreements and caveat

As discussed in **Section 9.14** above, Council will require a Planning Agreement to contain a provision requiring the Developer to agree to registration of the agreement on the title to the Developer's land pursuant to section 7.6 of the EP&A Act.

On execution of the Planning Agreement and until it is registered on title, the Developer may be required to consent to Council lodging a caveat on the title of the relevant land.

Council will require the relevant registered landowner to consent to and procure the consent of any other prior registered interests to the registration of the Planning Agreement and the caveat.

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Provision should ordinarily be made in a registered Planning Agreement about when the notation of the Planning Agreement on the title to land can be removed. This may, for example, occur when:

- The Developer has complied with all obligations under the Planning Agreement relating to the land and is discharged from the Planning Agreement;
- The Developer has complied with all relevant obligations under the Planning Agreement relating to a stage of development and the notation about that stage in the Planning Agreement on the title to the land is removed
- Land the subject of the Planning Agreement is subdivided and titles for new lots are created and the Developer has complied with all relevant Planning Agreement obligations relating to the subdivision, or
- Additional valuable security for performance of the Planning Agreement acceptable to the planning authority is provided by the Developer in exchange for removal of the notation of the Planning Agreement from the title to land.

9.16. Implementation of agreements

Before the lodgement of a Development Application or prior to issue of a Construction Certificate (prior to works commencing) on land subject to a Planning Agreement, Council will require the Developer to issue for approval:

- Concept and detailed designs, technical specification and standard of any work required by the Planning Agreement to be undertaken by the Developer, and/or
- The terms on which the Developer will provide Council with access to the land (or vice versa), and/or
- The way completed work is to be inspected and handed over to Council.

To ensure Public Benefits align with Council's technical requirements (i.e. in the case of land dedication and works), Planning Agreements should give reference to:

- Open Space Design Manual
- Buildings Design Manual; and
- Engineering Standards.

9.17. Monitoring and review of a Planning Agreement

Council will monitor and enforce the performance of the Developer's obligations under a Planning Agreement.

Monitoring systems will enable information about the implementation of Planning Agreements be made readily available to public agencies, Developers and the community. Planning Agreements will contain a mechanism for their periodic review that involves the participation of all parties.

All draft Planning Agreements will be subject to legal review to ensure they can be properly administered.

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9.18. Modification and discharge of Developer's obligations

Planning Agreements must set out the circumstances in which the parties agree to modify or discharge the Developer's obligations under the agreement. The modification or discharge (or closure) should be affected by an amendment to the agreement.

The circumstances that may require Planning Agreements to be modified or discharged may include the following:

- The Developer's obligations have been fully carried out in accordance with the Planning Agreement; or
- The development consent to which the Planning Agreement relates has lapsed, or
- The instrument change to which the Planning Agreement relates did not proceed, or
- The development consent to which the agreement relates has been modified to such an extent that the planning obligations may not be appropriate, or
- The performance of the Planning Agreement has been frustrated by an event or events beyond the reasonable control of the parties, or
- The Developer has fully and completely assigned the Developer's interest under the Planning Agreement in accordance with its terms, or
- Other material changes affecting the operation of the Planning Agreement have occurred, or
- Council and the Developer otherwise agree to the modification or discharge of the agreement.

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□ * *	*
RELEVANT LEGISLATIVE INSTRUMENTS:	Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2000
RELATED POLICIES, PLANS AND PROCEDURES:	Contributions Planning Policy Works In Kind Policy Contributions Plan Template Development Performance Bond Policy
RESPONSIBLE DIRECTOR:	Growth and Finance
APPROVAL:	General Manager through the Executive Leadership Group.

HISTORY:

Version	Approved by	Changes made	Date	EDMS Number
1	ELG	New	15/10/2020	20/353342

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WORKS-IN-KIND POLICY P4.0058.2

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WORKS-IN-KIND POLICY

DIVISION: GROWTH AND FINANCE

BRANCH: CONTRIBUTIONS PLANNING

CATEGORY: 2

PART 1 – INTRODUCTION

1. BACKGROUND

- 1.1 Under the provisions of the *Environmental Planning and Assessment Act 1979*, Council has the power to require development contributions toward the cost of providing services and facilities to meet the demand generated by the development. Council has a number of Contributions Plans that require contributions toward the provision of open space, recreation facilities, community facilities, roads, drainage and other community infrastructure.
- 1.2 In some instances, a developer may seek to construct public infrastructure in lieu of making a monetary contribution. This is known as 'works-in-kind'.
- 1.3 Works-In-Kind Agreements provide opportunities for developers to deliver infrastructure for the community much earlier than Council would often be able to achieve, as they are already constructing works on site. By constructing works, developers can offset the development contributions they would otherwise be required to pay to Council.

2. OBJECTIVE

- 2.1 To provide a framework for Works-In-Kind Agreements that includes:
 - Procedures for making an application and entering into a Works-In-Kind Agreement, and
 - How Council will assess and determine whether it will enter into a Works-In-Kind Agreement.

3. SCOPE

3.1 This policy applies to all requests to carry out works-in-kind in full or part satisfaction of conditions of consent requiring development contributions to be made to Council.

4. **DEFINITIONS**

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

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- 4.2 **Bank guarantee** means an irrevocable and unconditional undertaking without any expiry or end date in favour of Council to pay an amount or amounts of money to Council on demand issued by an Australian bank, non-bank financial institution or insurance company subject to prudential supervision by the Australian Prudential Regulatory Authority and which has a credit rating of "A" or above (as assessed by Standard and Poors) or "A2" or above (as assessed by FitchRatings).
- 4.3 **Consent** means a development consent issued for a development application.
- 4.4 **Contributions Plan** means a document that has been publicly exhibited and adopted by the Council pursuant to section 7.18 of the EP&A Act.
- 4.5 Council means Camden Council.
- 4.6 **Defects Liability Period** means the period agreed to in relation to the Works where council may give the developer a rectification notice stating the works to be rectified at the developers cost.
- 4.7 **Development contribution** means a contribution referred to in section 7.11 of the EP&A Act.
- 4.8 **Development Contributions Management Committee (DCMC)** means an internal Council committee comprised of management and specialist staff representing strategic planning, , finance and capital works sections. The committee meets on a regular basis to manage the development contributions system. Committee meetings are closed to the public and decisions are made by consensus. Committee meeting minutes, decisions and recommendations in relation to Works-In-Kind Agreements are communicated directly to the applicant who makes a written application to enter a Works-In-Kind Agreement.
- 4.9 EP&A Act means the Environmental Planning and Assessment Act 1979.
- 4.10 **EPA Regulation** means the *Environmental Planning and Assessment Regulation* 2000.
- 4.11 **Hand-Over Date** means a date no later than the date specified in a Works-In-Kind- agreement in which the developer will hand over the works to Council.
- 4.12 LGA means the local government area.
- 4.13 **Land Contribution** means the area of land to be dedicated to Council in full or part satisfaction of conditions of consent requiring development contributions to be made to Council.
- 4.14 **Material Public Benefit (MPB)** means either works-in-kind or the provision of certain public amenities or services that are not scheduled within a Contributions Plan in lieu of the part or full payment of either a monetary contribution or the dedication of land that is required as a condition of development consent.
- 4.15 **Works-in-kind (WIK)** means the undertaking of a work or provision of a facility by an applicant which is already nominated in the Schedule of Works of a Contributions Plan.
- 4.16 **Works-In-Kind Agreement** means an agreement between Council and a developer concerning works-in-kind.

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PART 2 - POLICY STATEMENT

The Council has sole discretion to decide whether it will accept works-in-kind in lieu of monetary contributions toward the provision of community infrastructure. Where the Council agrees to accept the provision of works-in- kind, they must be the subject of a formal Works-In-Kind Agreement. This agreement is a legally binding contract that is entered into by both developer and Council. The agreement must be entered into prior to commencing work.

This policy shall not limit or fetter Council's statutory discretion or duty in determining development applications under the EP&A Act.

5. WHAT IS THIS POLICY ABOUT?

- 5.1 Under the provisions of the EP&A Act, Council has the power to require development contributions toward the cost of providing services and facilities to meet the demand generated by the development. In order to require development contributions, Council must have a Contributions Plan in place which authorises contributions to be imposed as a condition of development consent. Council has a number of Contributions Plans that require contributions toward the provision of open space, recreation facilities, community facilities, roads, drainage and other community infrastructure.
- 5.2 A Contributions Plan contains a Schedule of Works, which identifies the infrastructure to be provided and includes an estimate of the cost. The cost of providing the infrastructure is then shared across an area or type of development. For Council to levy a contribution, it must impose a condition of consent on the development requiring the development contributions. These contributions may be satisfied by the payment of money, the dedication of land free of cost, or both.
- 5.3 In accordance with section 7.13 of the EP&A Act, Council may accept the provision of a Material Public Benefit (other than land or money) in full or part satisfaction of a condition of consent requiring development contributions. The most common form of a 'Material Public Benefit' is the construction of works that have been identified in the Schedule of Works in the Contributions Plan. This is known as 'works-in-kind'.
- 5.4 Council is ultimately responsible for these facilities and therefore needs to approve the proposed works before the developer commences any works and must ensure the works are carried out appropriately. This policy establishes what the developer needs to do if they want to carry out works-in-kind and their expectations throughout the process.
- 5.5 It is entirely at Council's discretion whether it will accept the provision of works-inkind instead of a monetary contribution. Where Council does agree to accept works-in-kind, they must be the subject of a formal Works-In-Kind Agreement entered into by both the developer and the Council . The agreement is a legally binding contract. The purpose of this policy is to provide a framework for establishing when and how Council will enter into Works-In-Kind Agreements.
- 5.6 For the purposes of satisfying the tendering requirements under Section 55 of the *Local Government Act 1993*, in making this policy, Council resolved, at its meeting of the 24 November 2009 (ORD281/09), that it will not invite tenders in respect of Works-In-Kind Agreements or Voluntary Planning Agreements on the grounds that a satisfactory result will not be achieved due to the unavailability of competitive tenderers in accordance with the provisions of s 55(3)(i) of the EP&A Act.

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6. WHAT OTHER COUNCIL DOCUMENTS DOES THIS RELATE TO?

6.1 This policy should be read in conjunction with the relevant adopted Section 7.11 or 7.12 Development Contributions Plan, the Development Application Conditions of Consent and the Engineering Design Specification.

7. WHEN IS A WORKS-IN-KIND APPLICATION REQUIRED?

- 7.1 If a developer would like to undertake works that are identified in a Contributions Plan in either full or part satisfaction of conditions of consent requiring development contributions to be made to Council, then the developer will need agreement from Council that it will accept the provision of the works-in-kind..
- 7.2 Council will only consider a request by a Developer to enter into a Works-In-Kind Agreement once the request has been made in writing.

NOTE: A Works-In-Kind Agreement to allow a developer to provide works-in-kind in full or part satisfaction of development contribution requirements is solely at Council's discretion. This Works-In-Kind Agreements policy is intended as a guide only. The applicant should not assume that compliance with the requirements in the policy will automatically give them approval.

8. WHAT IS THE PROCESS FOR OBTAINING APPROVAL TO PROVIDE WORKS-IN-KIND?

8.1 Step 1 – Initial Discussions with Council's Contributions Planner

Prior to applying for Council's approval, an appointment should be made to discuss the Council's requirements in relation to the proposed works. This will include a discussion of the Attributable Cost of the land/works. Please contact Council's Contributions Planner to schedule a meeting.

These discussions should occur as early as possible and, in the case of land subdivision, certainly well before time constraints are likely to impact on the ability for Council to issue a prompt subdivision certificate.

8.2 Step 2 – Written Application

The applicant must write to Council advising of its desire to undertake the land dedication/works that are identified in a Contributions Plan and request approval to enter into a Works-In-Kind Agreement. The applicant should do this as soon as they have received their development consent. The information provided should explain details of the works involved, their location and estimated costs in the form of detailed quotations (refer to section 9 – *What information is required in the written application?*).

NOTE: The applicant should lodge the written application as early as possible to allow sufficient time for Council to assess the application without impacting on the applicant's development schedule. Failure to meet these timeframes may result in delays to the development. Delays in development are not a relevant factor in considering any application.

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8.3 Step 3 – Council considers your application

Upon receipt, Council will assess the information the applicant has provided against the provisions criteria outlined. This may include referral to the DCMC for consideration. In some circumstances, referral to the elected Councillors may be required. Council will then determine whether or not it is prepared to support the proposal and enter into a Works-In-Kind Agreement with the applicant.

8.4 Step 4 – Determination

Council (DCMC under delegation) will advise the applicant whether or not it will accept the provision of works-in-kind. Where Council does agree to accept the offer, the developer and Council will enter into a Works-In-Kind Agreement drafted by Council's solicitors. The document establishes the scope of works, the rights and responsibilities of each party and the financial arrangements relating to the Attributable Value of the land/works and their offset against development contribution requirements.

If the applicant wishes to vary any of the draft Works-In-Kind Agreement, the applicant is to provide a detailed description or marked up version of the draft Works-in-Kind Agreement with justification to Council's Contributions Planner. Council's Contributions Planner will refer all the applicant's proposed variations to Council's legal representatives for legal opinion and drafting. The applicant is liable for all of Council's legal costs with respect to considering variations to the agreement.

Council officers will consider the legal opinion and drafting received. The legal opinion received by Council is confidential. However, the applicant will be advised of any legal drafting changes once a decision to approve/reject variations after due consideration is given to the legal opinion provided by Council's legal representatives.

NOTE: The applicant should lodge all proposed variations as early as possible to allow sufficient time for Council to obtain legal advice. Failure to meet these timeframes may result in delays to the development.

The Contributions Planner will forward final copies (one for each party to the agreement) of the agreed Works-In-Kind Agreement to the applicant for signing. The applicant is to return the signed hard copies of the Works-In-Kind Agreements to the Contributions Planner. Council's Coordinator Contributions Planning has delegated authority to sign the Works-In-Kind Agreement on behalf of Camden Council.

Council expects Works-In-Kind agreements to be signed by the applicant within a reasonable period.. Should the agreement not be signed within three months, the applicant should seek re-approval by DCMC.

8.5 Step 5 – Approvals for the works

It is the responsibility of the applicant to obtain all necessary approvals for the works and relevant land dedications. The applicant must work cooperatively with relevant Council staff regarding design and specifications for the proposed works prior to submitting a development application and prior to submitting an application for a construction certificate.

Prior to commencing design of any Items of works which relate to a community and recreation facilities, including parks and playgrounds or other unique type of facility, the developer is to request that the Council provide the developer with its d Policy Next Review Date: 30/08/2024

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requirements for the design, materials and specifications for the provision of the Works. The developer may provide a proposal, including preliminary concept designs as a starting point for discussion with Council as to the proposed works.

The Council is to advise the developer in writing whether it approves of the initial design of Works within 40 working days of receiving the initial design from the Developer.

It is important for the developer to understand that Council entering into a Works-In-Kind Agreement does not imply that development consent for the subject work has, or will, be given. The normal development assessment process under Section 4.15 of the EP&A Act will apply.

In the event that the applicant has obtained development consent for the subject work prior to entering a Works-In-Kind Agreement with Council and working with Council to develop the approved scope and concept design the applicant may be required to amend the development application so that the proposed works are in accordance with Council's designs, specifications, standards and intentions for infrastructure. Any modifications to development consents for subject works and land dedications will attract fees and costs that are to be entirely borne by the applicant. Council takes no responsibility for costs incurred by the applicant.

NOTE: All works shall be in accordance with Council's design, specification standards or as otherwise agreed.

8.6 Step 6 – Construction Phase

Upon completion of the first five steps and compliance with the Works-In-Kind Agreement, construction of the work may commence. No additions or alterations, including variations to costs, should be made to the works without Council's consent in writing. This consent may need to include a Section 4.55 Development Consent Modification Approval.

The works will be inspected by Council as stated in the Works-In-Kind Agreement and/or development approval consent, including an inspection when construction is complete, to ensure the facility has been built to an acceptable standard. Any defects must be rectified during the Defects Liability Period in accordance with the provisions of the Works-In-Kind Agreement.. The agreed defects liability and maintenance periods will be listed in the Works-In-Kind Agreement.

8.7 Step 7 – Handover Phase

The applicant must submit an AutoCAD drawing file or equivalent file form as required by Council. This AutoCAD drawing file must be provided in electronic format including all notation. PDF documents are not satisfactory.

The applicant is also required to complete and submit Council's Asset Data Sheet or Fair Value Valuation for each asset to be handed over to Council. The Asset Data Sheet is available on Council's website.

The developer is to give the Council not less than 20 calendar days' written notice of the date on which it proposes to hand over any works to the Council, being a date not later than the Hand-Over Date and the Items of work the subject of the notice.

NOTE: Where there is deviation from Council's standards, specifications, plans, data or otherwise at handover, this could result in delays to the development.

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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9. WHAT INFORMATION IS REQUIRED IN THE WRITTEN APPLICATION?

- 9.1 The applicant must provide the following information as a minimum:
 - Detailed description of the works proposed to be undertaken and/or land to be dedicated to Council in lieu of section 7.11 conditions of consent. It would be desirable for the description to be supported by concept/detailed design drawings.
 - Legal description of the land to be dedicated and/or land on which any works are proposed to be carried out under the agreement.
 - If the applicant seeks to claim the value of works on land that is not owned by the applicant, all the landowners must be identified as parties to the Works-In-Kind Agreement. It is the responsibility of the applicant to obtain written confirmation from all the landowners that they raise no objection to the applicant claiming the Attributable Value of works on their property, forfeiture of the landowner's rights to enter an agreement for the subject works at a later date, and an understanding that Council has discretion to accept the land dedication as a contribution at a later date.
 - The estimated Attributable Cost of the land and works. A sufficient level of detail will be required to enable Council to verify the value of works.

(Note: Council will only provide an offset against development contributions at a maximum to the extent of the Attributable Cost of the works i.e. the amount provided for in the Contributions Plan.)

- A schedule identifying the relationship between those land dedications and works and the relevant Contributions Plan.
- An explanation as to whether the proposed works are intended to be completed in full or to be partially completed, relative to the specifications contained in the Contributions Plan and any existing development consent approval/s for works.
- Detailed description of the expected timeframe and staging for design, construction and handover of works.
- A summary table of the development contributions payable on conditions of consent and the extent the proposed Works-In-Kind Agreement will offset these conditions of consent.
- For applicants who have accrued a surplus credit in previous Works-In-Kind agreements, identify the current and remaining surplus credit position if the Works-In-Kind Agreement is entered into.

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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10. WHAT ARE YOUR (THE APPLICANT'S) RESPONSIBILITIES?

- 10.1 If Council agrees to accept the proposal to provide works-in-kind, the applicant must:
 - Work cooperatively with Council to develop a design that achieves a
 positive outcome for the community having regard to aesthetics,
 sustainability, life cycle costs and value for money prior to lodgement of a
 DA for the works.
 - Comply with all statutory requirements and regulations that relate to the works.
 - Fulfill any requirements set out in the Works-In-Kind Agreement.
 - Indemnify Council against all claims etc related to the works undertaken.
 - Retain a suitable public risk insurance policy with a minimum liability of \$20,000,000 (or other minimum required by Council) and present Council with a copy of this policy and other insurances set out in the Works-In-Kind Agreement.
 - Not make any variations to the agreed works without written approval from Council.

NOTE: Council is not liable for any variations between the Attributable Value of the works/land in the Contributions Plan and estimated (actual) construction costs.

- Notify Council when all inspections are required as per the Works-In-Kind Agreement and/or Development Consent.
- Provide Council with a Land Tax Clearance issued by the Office of State Revenue dated less than one month prior to the land transfer to Council.
- To pay all costs incurred with Council appointing a qualified quantity surveyor to provide a "fair value" valuation for the asset/s to be dedicated to Council. The valuation must be carried out by a registered valuer and in accordance with AASB 116 and the NSW Department of Local Government Code of Accounting Practice and Financial Reporting. Valuations are <u>not</u> required for roads, bridges or drainage. The valuation of buildings should be componentised and land valued on the basis of its intended use. i.e. operational or community land.
- When the works-in-kind are complete they will need to be handed over to Council. The Works-In-Kind Agreement will specify the Hand-Over Date and provisions relating to rectification of defects. Generally, items of work will need to be maintained in accordance with Council's Engineering Specifications.
- Upon the handover or dedication of land, property and buildings to Council, the applicant must provide an AutoCAD drawing file or equivalent to Council and notice of intended Hand-Over Date.
- Provide security for rectification of defects for the duration of the Defects Liability Period in accordance with Council's Engineering Specifications.

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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These responsibilities will be further explained in the Works-In-Kind Agreement.

NOTE: Council maintains the right to instruct the developer to modify the form, quality or quantity of the works.

11. HOW WILL THE VALUE OF WORKS BE OFFSET AGAINST REQUIREMENTS TO MAKE DEVELOPMENT CONTRIBUTIONS?

- 11.1 The purpose of providing works-in-kind is to satisfy the conditions of development consent that require contributions to be made (i.e. to construct works instead of making a cash payment to Council).
- 11.2 Council will only offset the value of works-in-kind against the development contribution required for that particular type of work. For example, construction of a road can only be offset against contributions required for roads. The construction of the road would not satisfy contributions that were required for the purposes of open space or drainage.
- 11.3 Council preference is to only accept land and works-in-kind to the value of the development contributions required by conditions of consent. It is at Council's discretion whether it will accept the provision of works-in-kind where the combined value of the land and works exceeds the value of development contribution required by conditions of consent. For example, where the Attributable Cost of constructing a road is \$500,000, but the contribution required for the purposes of roads is only \$300,000.
- 11.4 Works-in-kind credit will be applied as an agreed reduction of contributions payable under the relevant development consent in accordance with s 7.11(5) of the EPA Act. The condition requiring the payment of the contributions does not need to be modified. Works-in-kind credit cannot be applied once development contributions have been paid.
- 11.5 In the exceptional circumstances where Council agrees to accept works with a value greater than the contributions required, Council will hold the surplus value of the works as a credit in favour of the developer and will apply this credit against future development contribution requirements for that particular type of work.

For example, the surplus value of constructing a road with an Attributable Cost of \$500,000, where the contribution required is only \$300,000, would be \$200,000 (\$500,000-\$300,000 = \$200,000). In this instance, the surplus value of \$200,000 will be held as a credit and will only be used to offset future requirements to make development contributions for the purpose of roads and indexed. Council will not offset requirements to make contributions for the purposes of recreation facilities, open space land acquisition, plan administration and the like against this surplus value, as the surplus value relates only to the provision of roads.

- 11.6 Where the value of works undertaken is equal to the contribution required as a condition of consent, Council will consider those works to be the equivalent of the payment of the contribution in full.
- 11.7 Where the value of the works undertaken is less than the contribution required as a condition of consent, the developer will be required to pay the difference.
- 11.8 Council will not offset against the value of required development contributions, the value of any work which is required under Section 4.17 of the Act, being works required as a result of the considerations of Section 4.15 of the Act.

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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NOTES:

Council does not accept any financial risk associated with the construction of the works and will only cover those Attributable Costs agreed to in the Works-In-Kind Agreement entered into by the developer. Any costs beyond this will be borne by the developer.

Council does not accept any liability for costs associated with altering the design or construction of works or land dedications if the applicant has received development consent for the land/works prior to execution of a Works-In-Kind Agreement.

12. WHAT SECURITY ARRANGEMENTS WILL BE REQUIRED FOR THE WORKS-IN-KIND?

- 12.1 As Council is agreeing to offset the value of works-in-kind against the requirements to pay development contributions, satisfactory security arrangements need to be in place. This falls into two main categories: works that will be completed prior to a subdivision certificate being issued and works that will be completed after a subdivision certificate is issued.
- 12.2 Generally, all works-in-kind are to be completed prior to a subdivision certificate being issued for the development consent which is the subject of the development contributions. However, in some circumstances this may not be possible.
- 12.3 Council may accept a bank guarantee if the applicant, or any other person entitled to act upon the relevant consent, makes a written request and can satisfy the Council that non-compliance with the Works-In-Kind Agreement is justified. Acceptance of any request is entirely at the discretion of the Council.
- 12.4 The Contributions Planner shall prepare a memo with a recommendation for consideration by Council against the following criteria.

Bank guarantees may be permitted in any one or more of the following circumstances:

Making of the contribution at the time stipulated in the development consent or the relevant Contributions Plan is unreasonable or unnecessary in the circumstances of the case.

- Deferral of the contribution by means of a bank guarantee will not prejudice the timing or the manner of the provision of public facilities included in the Contributions Plan works program.
- The execution of a Works-In-Kind Agreement in lieu of a 7.11 monetary contribution as required is imminent.
- A Works In Kind agreement is 'imminent' if
 - Council is satisfied the draft agreement is expected to be executed within a three-month timeframe;
 - The draft Works-In-Kind Agreement has progressed through Steps 1 to 3 of the Works-in-Kind process outlined in section 6 of this Policy and;
 - There are no outstanding legal matters to be resolved, that is, no matters pending a legal opinion or legal drafting of variations to Works-In-Kind Agreement template.

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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- There are extenuating circumstances justifying the deferred or periodic payment of the contribution.
- 12.5 Council staff will consider the request and make a recommendation as to whether the request is in the public interest.
- 12.6 If the Council does decide to accept deferred or periodic payment, the payment may be deferred for a period not exceeding 12 months from the date that such payment is due under the relevant conditions.
 - The Bank Guarantee must be for the amount of the total contribution, or the amount of the outstanding contribution.
 - If the applicant has not entered an agreement with Council within the abovementioned timeframes, the bank guarantee be for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to 10 percent of the outstanding amount plus any charges associated with establishing or operating the bank security.
 - A non-refundable administration charge must be paid to Council at the date of lodgement of the Bank Guarantee to cover any bank charges and to contribute to the coverage of Council administration costs. Refer to Council's adopted Fees and Charges for current administrative charges. Administrative charges are also payable for substituting bank guarantees with Council.
 - The developer may, at any time after lodging the Bank Guarantee, make part payments of either 25% or 50% of the Bank Guarantee amount. An adjustment to the interest payable will be made after the payment of the contribution in full.
 - If the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to twelve months interest has not been paid within 12 months from the date that the payment of the development contribution was due or the Works-In-Kind Agreement has not been executed, the Council will call on the Bank Guarantee without reference to the developer, landowner or other person who lodged the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development to which the Bank Guarantee relates.
 - The bank's obligations are discharged when payment to the Council is made in accordance with the Bank Guarantee or when council notifies the bank in writing that the Bank Guarantee is to be released. Where a bank guarantee has been deposited with the Council, the guarantee shall not be cancelled until such time as the original consent contribution plus indexation in accordance with this Plan from the date of the consent has been paid.
- 12.7 <u>Security requirements for works to be completed **prior** to a subdivision certificate being issued</u>

For works that are being constructed and handed over to Council prior to a subdivision certificate being issued, Council acknowledges that the subdivision certificate itself is a form of security. As a result, Council will only require security to be provided in the following instances:

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- Works constructed on privately owned land NIL
- Works constructed on publicly owned land where there will be no disruption to existing services and facilities an amount sufficient for Council to make the works safe if they are left incomplete. This will be negotiated on a case-by-case basis and could be as minimal as the cost to erect a fence around the works.
- Works constructed on publicly owned land where there will be disruption to existing services and facilities – an amount will be negotiated on a case-bycase basis. In some instances (such as road works on an existing public road) Council may require an amount equal to the cost of completing the works.

Any exclusion from the need to lodge Bank Guarantees for the purposes of development contributions does not extend to Bank Guarantees for performance or damage to existing infrastructure.

12.8 <u>Security arrangements for works to be completed after a subdivision certificate</u> has been issued

For works that are to be completed and handed over to Council after a subdivision certificate has been issued, Council will require a security equal to 115% of the cost of the remaining works.

13. OWNERSHIP OF WORKS PROVIDED BY WORKS IN KIND AGREEMENTS

- 13.1 Works become the property of the Council when they are handed over to Council. The Works-In-Kind Agreement will specify a Hand-Over Date. No credit will be provided for the works until they have been handed over to the Council or in the case of works to be completed after a subdivision certificate has been issued, appropriate bank guarantee arrangements are in place.
- 13.2 When the work undertaken by the applicant is for the design of an item of infrastructure, the design work will become the intellectual property of the Council. All plans and related documentation must be provided to the Council for credit to be acknowledged for the work.
- 13.3 If the applicant is to dedicate land to Council in a Works-In-Kind Agreement, the landowner is to provide a land tax clearance certificate to Council.

14. PAYMENT OF LEGAL COSTS

- 14.1 Council will instruct its solicitors to draft, amend and finalise the agreement at the developers costs.
- 14.2 Amendments to the agreement post execution, will be at the cost of the party requiring the amendment.

15. TREATMENT OF SURPLUS VALUE

15.1 In certain circumstances applicants may, through previous development applications, have contributed more to the Council than was required. This would only likely have occurred when the applicant provided land or other material public benefit through a works-in-kind or land dedication agreement and this extra

Works-In-Kind Policy Adopted by Council: 10/08/2021 Next Review Date: 30/08/2024 EDMS #: 21/397388

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provision is referred to as 'surplus value'.

- 15.2 If a person seeking to settle a contribution obligation with the Council would like Council to consider accrued surplus value relating to an earlier consent and agreement, they must submit a written request together with details of the earlier agreement. The earlier agreement should explicitly acknowledge that previous payments exceeded contributions that were required at that time. In such circumstances, Council may offset the surplus value from an earlier agreement against a current application or more recent consent.
- 15.3 Council will only consider applying the surplus value to future developments after land and works in previous Works-In-Kind Agreements have already been completed and dedicated to the Council.
- 15.4 Whether Council has already granted consent or not, the subject development application will, if granted, include the relevant condition(s) requiring full payment of development contributions and land dedications. The offset against surplus value will be resolved externally to the consent in an agreement.
- 15.5 The surplus value of works and land in agreements is subject to indexation consistent with the indexation approach set out in the relevant Contributions Plan.
- 15.6 The settlement of contributions against those paid under previous consents should be viewed as a variation of that earlier agreement. The applicant is effectively submitting a request for variation of the agreement. If Council agrees, it will issue a 'Letter of Variation of the Past Agreement', which both parties must sign.
- 15.7 The written application to Council must contain the following information:
 - Particulars of executed Works-In-Kind Agreements: Date of execution and Surplus Value
 - Letter(s) of Variation of the Past Agreement issued by Council (if any), and
 - Recent section 7.11 advice obtained from Council's Contribution Accountant on the indexed monetary contributions payable.
- 15.8 Council may at its discretion permit the offset. Each request will be considered on a case by case basis using the following minimum criteria:
 - Evidence of the applicant's compliance with executed Works-In-Kind Agreements, that is, the handover of land to Council, completion of works and acceptance by Council;
 - The applicant seeking to offset surplus value in accordance with the relevant infrastructure category and Contributions Plan that the monetary contribution is due, and;
 - The financial implications for cash flow and the continued implementation of the works schedule being included in the relevant Contributions Plan(s).
- 15.9 An applicant may make a written application to Council to transfer part or all of surplus value to a third party. The following criteria will be used to determine whether this arrangement is acceptable:
 - The current surplus value held in favour of the applicant relevant to each

Works-In-Kind Policy	Next Review Date: 30/08/2024	
Adopted by Council: 10/08/2021	EDMS #: 21/397388	Page 15 of 17

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Contributions Plan and infrastructure category (e.g. drainage, open space)

- The level of section 7.11 offsets sought from the third party in relation to development consents granted
- Implications on Council's financial position
- Impact on Council's ability to deliver infrastructure.

15.10Should Council approve the transfer of surplus value, this will be subject to conditions including but not limited to the following:

- The applicant agrees to pay all legal costs.
- All parties (Council, applicant and third party) must enter a legally binding agreement a 'Letter of Variation of the Past Agreement'.
- The third party acknowledges that they have read and understood this policy.
- Neither the applicant nor third party can transfer surplus value to another party without Council's prior approval.
- 15.11Surplus credits will be paid when land has been dedicated or works have been awarded practical completion. In the event that insufficient funds are held within the contributions plan or funds are committed within Council's capital works program, Council has the right to delay repayment for a period of up to 24 months. Any unpaid balance will be subject to indexation as per the requirements in the relevant plan.

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RELEVANT LEGISLATIVE INSTRUMENTS:	Environmental Planning and Assessment Act 1979
RELATED POLICIES, PLANS AND PROCEDURES: RESPONSIBLE DIRECTOR:	Growth & Finance
APPROVAL:	Council

HISTORY:

Version	Approved by	Changes made	Date	EDMS Number
1	Council	New	13/09/2012	15/217085
2	Council	Minor amendments	10/08/2021	21/397388

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Camden Council

General Purpose Financial Statements for the year ended 30 June 2023

Statement by Councillors and Management

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

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

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

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

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

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

Signed in accordance with a resolution of Council made on 10 October 2023,

Ashleigh Cagney Mayor 10 October 2023 Therese Fedeli Deputy Mayor 10 October 2023

Andrew Carfield General Manager 10 October 2023

Paul Rofe Responsible Accounting Officer 10 October 2023

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Camden Council

Special Purpose Financial Statements for the year ended 30 June 2023

Statement by Councillors and Management

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

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

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

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

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

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

Signed in accordance with a resolution of Council made on 10 October 2023.

Ashleigh Cagney Mayor 10 October 2023 Therese Fedeli Deputy Mayor 10 October 2023

Andrew Carfield General Manager 10 October 2023 Paul Rofe Responsible Accounting Officer

10 October 2023

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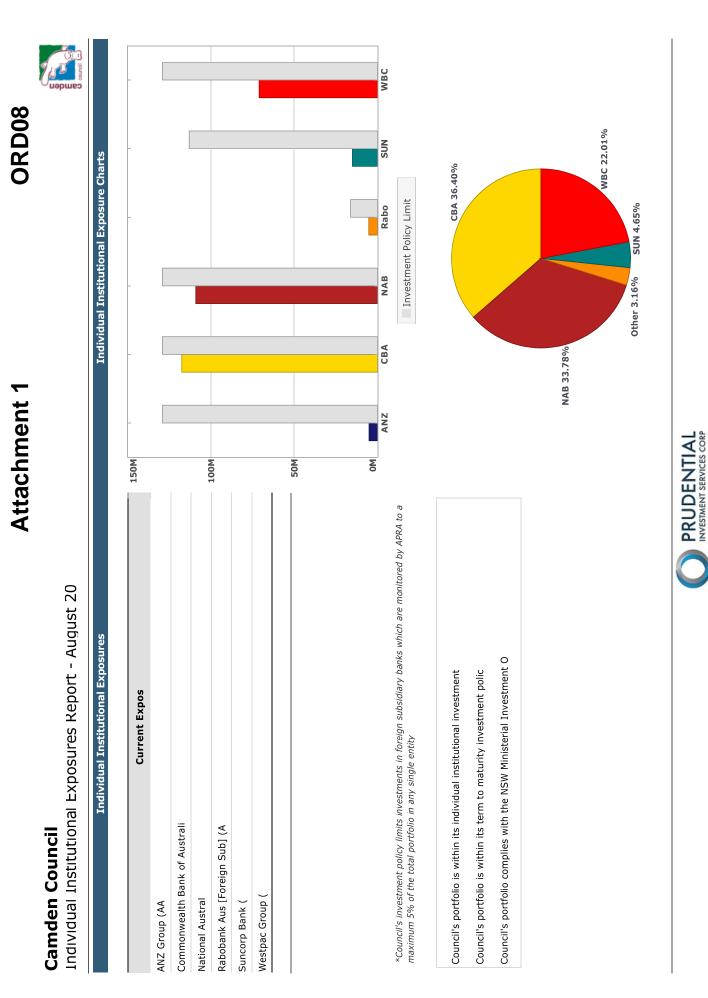
Attachments for the Ordinary Council Meeting held on 10 October 2023 - Page 514



Investment Summary Report August 2023

Camden Council Executive Summary - August 202	Cesundon
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Between 1 and 3	funding and developer contributions received during the month o The source of funds invested are indicative only, due to Council
Percentages in this report may not add up to 100% due to rounding	financial reports still being finalised for 30 June 2
Total Credit Exposure	Investment Portfolio Balance
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*Council's investment policy limits investments in foreign subsidiary banks which are monitored by APRA to a maximum 25% of the total portfolio	2022-2023 2023-2024
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ORD08

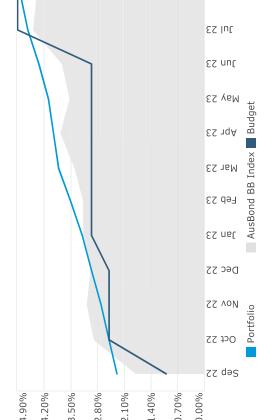


Interest Summary

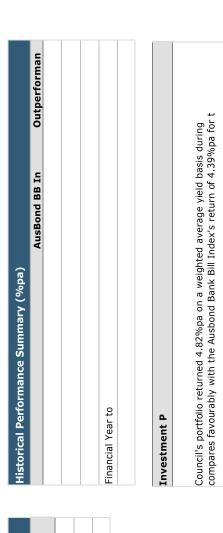
	Investment Performance
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Interest Summary as of Augu	4.90%
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Camden Council Investment Holdings Report - August 202

ORD08

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Camden Council Investment Holdings Report - August 202		comden
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GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on the

day of

2023 by CAMDEN

COUNCIL ('Principal') of 70 Central Avenue, Oran Park, in the State of New South Wales ('the Council'). The Principal appoints:

- (a) ASHLEIGH MAREE CAGNEY of 70 Central Avenue, Oran Park, in the State of New South Wales (Mayor); and
- (b) **ANDREW DAVID CARFIELD** of 70 Central Avenue, Oran Park, in the State of New South Wales (General Manager); and
- (c) **CASLI MEHMED** of 70 Central Avenue, Oran Park, in the State of New South Wales (General Manager); and
- (d) **MILAN JOZA MARECIC** of 70 Central Avenue, Oran Park, in the State of New South Wales (General Manager); and
- (e) **NICOLE MAREE MAGURREN** of 70 Central Avenue, Oran Park, in the State of New South Wales (Director Planning and Environment); and
- (f) **SANDRA ANNE KUBECKA** of 70 Central Avenue, Oran Park, in the State of New South Wales (Director Community Assets); and
- (g) **SAMANTHA EVA JANE SHARKEY** of 70 Central Avenue, Oran Park, in the State of New South Wales (Director Customer and Corporate Strategy); and
- (h) **PAUL ANDREW ROFE** of 70 Central Avenue, Oran Park, in the State of New South Wales (Chief Financial Officer); and
- (i) **CHARLES WILLIAM JOHN WEBER** of 70 Central Avenue, Oran Park, in the State of New South Wales (Manager Legal and Governance)

to be its attorneys. The Council's attorneys may exercise the authority conferred on them by Part 2 of the *Powers of Attorney Act 2003* to do on the Council's behalf anything the Council may lawfully authorise an attorney to do. The authority of the Council's attorneys is subject to any additional details specified in Part 2 of this document.

- 2. The Council's attorneys are appointed Jointly and Severally.
- 3. This Power of Attorney operates immediately.

PART 2 – ADDITIONAL POWERS AND RESTRICTIONS

- 4. This Power of Attorney is subject to the following conditions and limitations:
 - (a) The attorneys are each appointed by the Council to act for the Council and in its name and as its act and deed to:
 - (i) Execute and deliver any of the following documents:
 - (1) any 'conveyance' (including a lease), as defined in section 7 of the *Conveyancing Act 1919;*
 - (2) any 'dealing' as defined in section 3 of the Real Property Act 1980;

- (3) any instrument creating, varying, terminating, extinguishing or otherwise affecting any right, obligation or interest of the Council;
- (4) any contracts for the performance, provision or receipt of works, services and/or goods;
- (5) any agreement with the New South Wales Government or the Australian Government, or with any public authority or any other local government authority;
- (6) any other documents considered by any of the attorneys to be necessary or desirable in connection with the documents referred in sub-paragraphs (1), (2), (3), (4), or (5); and
- (7) any documents amending, varying or changing any of the documents referred to in sub-paragraphs (1), (2), (3), (4), (5) or (6) as any of the attorneys approve (that approval being evidenced by the attorney's execution of the document concerned); and
- (ii) do all such things as the attorneys consider necessary or desirable for the effectual exercise of the power granted by this power of attorney or otherwise for the purposes of any of the transactions contemplated by any of the documents referred to in paragraph 4(a)(i).
- (b) The powers set out in paragraph 4(a) may only be exercised by the attorneys or any of them:
 - (i) to give effect to a resolution of the Council; or
 - (ii) in the course of performing any function delegated by the Council in accordance with the provisions of the *Local Government Act 1993.*
- 5. The Council agrees to ratify and confirm any acts done by the attorneys or any of them in the exercise of the powers conferred by this Power of Attorney including whatever the attorneys do between the revocation of this power of attorney and the time of such revocation becoming known to the attorneys.
- 6. The Council indemnifies and agrees to keep indemnified the attorneys and each of them against any liability, loss or expense (of whatever nature) arising from the exercise of the powers conferred upon them by and under this power of attorney.

Whereupon the Common Seal of **CAMDEN COUNCIL** was hereunto affixed by the authority of the Council in accordance with a resolution passed at the ordinary meeting of the Council held on the day of 2023 (ORD /23).

Andrew David Carfield, General Manager

Ashleigh Maree Cagney, Mayor

PART 3 – ACCEPTANCE BY ATTORNEYS

I accept my appointment as an attorney under this power of attorney.

Dated

I accept my appointment as an attorney under this power of attorney.

Dated

I accept my appointment as an attorney under this power of attorney.

Dated

SignatureCasli Mehmed

I accept my appointment as an attorney under this power of attorney.

Dated

I accept my appointment as an attorney under this power of attorney.

Dated

Signature
Nicole Maree Magurren

I accept my appointment as an attorney under this power of attorney.
Dated
Signature Sandra Anne Kubecka
I accept my appointment as an attorney under this power of attorney. Dated
SignatureSamantha Eva Jane Sharkey
I accept my appointment as an attorney under this power of attorney.
Dated
Signature Paul Andrew Rofe
I accept my appointment as an attorney under this power of attorney.
Dated

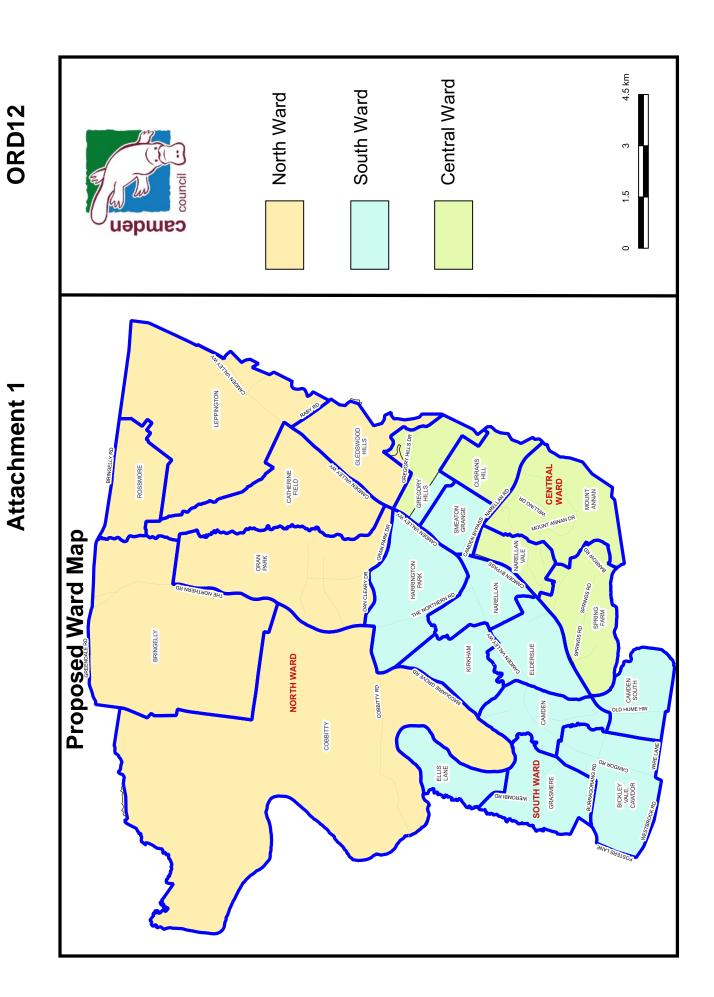
Signature Charles William John Weber

PART 4 – ATTORNEY RESPONSIBILITIES

The Council's attorneys must do the following:

- (a) Keep the Council's money and property separate from the attorney's money and property.
- (b) Keep reasonable accounts and records of the Council's money and property.
- (c) Not benefit from being an attorney, unless expressly authorised by the Council.
- (d) Always act in the Council's best interests.
- (e) Always act honestly in all matters concerning the Council's legal and financial affairs.

Failure to do so may incur civil and/or criminal penalties.



Minutes

Audit, Risk and Improvement Committee Meeting

Oran Park Administration Building 70 Central Avenue Oran Park 3.00pm

5 July 2023









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AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON $\left| \, 5 \, \text{July} \, 2023 \right| 2023$



Voting Members Present:

Elizabeth Gavey	Independent Member (Chair)
Michael Quirk	Independent Member
Barry Husking	Independent Member

Attendees:

General Manager (attended remotely) Chief Financial Officer (attended remotely) Internal Audit Coordinator Internal Audit Analyst

Invitees:

Director Community Assets		
Director Customer and Corporate Strategy (attended remotely, left at 3.46pm)		
Director Planning and Environment		
Director Sport, Community and Activation		
Manager Legal and Governance (arrived at 3.26pm and left at 3.38pm)		
Acting Coordinator Contributions Planning (arrived at 3.15pm and left at 3.19m)		
Penny Corkill	Director Risk and Assurance, Centium (attended	
	remotely, arrived at 3.15pm and left at 3.19pm)	
Roy Zeng	Senior Internal Auditor, Centium (attended remotely,	
	arrived at 3.15pm and left at 3.19pm)	
Mary Yuen	The Audit Office of NSW (External Auditor)	

Acknowledgement of Country

The Chair read the following Acknowledgement of Country:

I would like to acknowledge that this meeting is being held on the Traditional Lands and Waterways of the Dharawal people and also recognise surrounding Dharug, and Gundungurra people and pay our respect to Elders past, present, and those emerging.

Apologies

RECOMMENDED

That leave of absence be granted.

DECISION

Leave of absence granted to Cr Russell Zammit and Cr Paul Farrow.

BUS01 Declarations of Interest

RECOMMENDED

That the Audit, Risk and Improvement Committee declarations be noted.

DISCUSSION

Ms Elizabeth Gavey advised the following declaration:

MINUTES

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON 5 July 2023

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ORD14



• Currently sits on the Audit and Risk Committees for the Audit Office of NSW and Local Government NSW however declared no conflict for this meeting.

DECISION

The Audit, Risk and Improvement Committee noted the declarations.

BUS02 Minutes to the 17 May 2023 Audit, Risk and Improvement Committee Meeting

RECOMMENDED

That the Audit, Risk and Improvement Committee:

- i. approve the minutes to the 17 May 2023 Audit, Risk and Improvement Committee meeting; and
- ii. note the status of actions included in the actions list.

DISCUSSION

The Internal Audit Coordinator provided an update on the outstanding actions noting that proposed dates have been included for all scheduled items and highlighting the completion of action 137 related to a self-assessment process conducted at Council services that operate outside of the main Council buildings. The Committee asked which facilities this relates to and the Internal Audit Coordinator advised it did not include main facilities like the Depot, however included areas such as Council's Visitor Information Centre.

The Committee discussed the options for including the linkage of each Agenda item to section 428A of the *Local Government Act 1993* and agreed that the manual solution presented to this meeting was suitable going forward.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. approved the minutes to the 17 May 2023 Audit, Risk and Improvement Committee meeting; and
- ii. noted the status of actions included in the actions list.

Moved: Ms Elizabeth Gavey Seconded: Mr Michael Quirk

BUS04 - General Manager's Update was dealt with at the conclusion of this item.

BUS03 INTERNAL AUDIT - Verification of Contributions Plans Transfers Audit Report

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Verification of Contributions Plans Transfers Management Letter and Report.

MINUTES

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON | 5 July 2023

4



DISCUSSION

This item was dealt with at the conclusion of BUS04 - General Manager's Update.

Centium's Director Risk and Assurance, Ms Penny Corkill, provided an overview of the Verification of Contributions Plans Transfers Management Letter and Report noting the great results.

The Committee asked whether there were any statutory requirements to publicly exhibit the Plans and the Acting Coordinator Contributions Planning advised that the Plans that are soon to be retired require a 14 day public notification prior to retirement.

The Committee asked how the credits are handled and the Acting Coordinator Contributions Planning advised of the process to pay out credits prior to rolling over funds to the new Plans.

The Committee commended management on having this audit conducted and the excellent results. The Committee also commended management for going down the path of retiring the Plans.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Verification of Contributions Plans Transfers Management Letter and Report.

Centium's Director Risk and Assurance, Ms Penny Corkill and Senior Internal Auditor, Mr Roy Zeng, and the Acting Coordinator Contributions Planning left after this item, the time being 3.19pm.

BUS05 - RISK MANAGEMENT - Enterprise Risk Management Update was dealt with at the conclusion of this item.

BUS04 General Manager's Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the General Manager's update.

DISCUSSION

This item was dealt with at the conclusion of BUS02 - Minutes to the 17 May 2023 Audit, Risk and Improvement Committee Meeting.

The General Manager advised that Council adopted the Operational Pan and Budget on 20 June 2023 and also advised that the emergency services levy increase and the Local Government State Award wage increases would have further impacts on the budget.

The General Manager informed the Committee the revised organisational structure for Council came into effect on 5 May 2023. It was advised that recruitment for the two vacant Director positions is complete with the Director Sport, Community and Activation in place and the Director Growth and Finance to commence on 17 July 2023.

MINUTES



The Committee asked whether the Local Government State Award wage increase would result in adjustments to the budget and whether these changes would be reflected in the Operational Plan and budget coming to the upcoming ARIC presentations session. The Chief Financial Officer confirmed that the approved Operational Plan did not include these adjustments and they would be addressed as part of the quarterly review process.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the General Manager's update.

Centium's Director Risk and Assurance, Ms Penny Corkill and Senior Internal Auditor, Mr Roy Zeng, and the Acting Coordinator Contributions Planning arrived, the time being 3.15pm.

BUS03 - INTERNAL AUDIT - Verification of Contributions Plans Transfers Audit Report was dealt with at the conclusion of this item.

BUS05 **RISK MANAGEMENT - Enterprise Risk Management Update**

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Enterprise Risk Management update.

DISCUSSION

This item was dealt with at the conclusion of BUS03 - INTERNAL AUDIT - Verification of Contributions Plans Transfers Audit Report.

The Director Customer and Corporate Strategy provided an update on the first step of the integrated risk management project noting that a risk culture survey had recently been conducted and did not highlight any areas of concern. It was advised that the results of the survey are still being analysed and will be presented to a future Committee meeting.

The Director Customer and Corporate Strategy advised that a Business Continuity workshop was recently held with the Executive Leadership Group (ELG) to review critical services.

The Committee asked when an update on the risk culture survey will be provided and the Director Customer and Corporate Strategy advised that the intention is to report to ELG in August with a view to presenting to a Committee meeting later this year and aiming for September.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Enterprise Risk Management update.



BUS06 EXTERNAL AUDIT AND FINANCIAL MANAGEMENT - External Audit and Accounting Standards Update

RECOMMENED

That the Audit, Risk and Improvement Committee note the External Audit and Accounting Standards Update.

DISCUSSION

Ms Mary Yuen, Audit Office of NSW, advised that the planning and interim phase of the audit is almost complete noting their IT specialists are also required to finalise their review of IT controls and cyber security. It was noted that the Interim Management Letter is expected to be issued by the end of July. Ms Yuen also advised of delays in reviewing Property, Plant and Equipment valuations.

The Committee asked for a status update on the implementation of the contracts management system and the Chief Financial Officer advised that the system is now in place and Council is in the process of inputting the contracts into the system and training staff on its use.

The Committee asked for an update on the asset valuations and the Chief Financial Officer advised there have been some issues with indexation rates that are under review noting that Council is planning to provide this information to the Audit Office by an agreed date of 17 July 2023.

The Committee sought confirmation there were no significant changes to Accounting Standards this year and the Chief Financial Officer confirmed this while noting that Council had a small number of biodiversity credits to account for this year for the first time.

The Committee referred to the recently released Audit Office report on Local Government and asked whether a video presentation would also be produced as in past years. Ms Yuen advised she did not believe there was a video this year, however, she would follow up with the relevant Audit Office team and forward the link if a video is prepared.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the External Audit and Accounting Standards Update.

The Manager Legal and Governance arrived, the time being 3.26pm.

BUS07 FRAUD CONTROLS AND ETHICS - Fraud and Corruption Control Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on fraud and corruption control at Council.

MINUTES

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON | 5 July 2023

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DISCUSSION

The Committee advised to take this item as read.

The Manager Legal and Governance advised that Council is progressing well, having all key documents in place. An update on scheduled fraud and corruption training was provided.

The Manager Legal and Governance also advised that the new guidelines for Public Interest Disclosures are scheduled to be released soon and following that, updates to Council's policies and procedures will commence.

The Committee advised they were pleased to see that the health check survey will be extended to all staff and not just management and asked what the difference is between the health check and the fraud preventative actions. The Manager Legal and Governance advised that the health check is a brief survey seeking management's understanding and ratings and the other is a detailed document outlining actions for the future.

The Committee asked whether there would be another fraud update as mentioned in the first paragraph of the agenda main report after October this year and the Manager Legal and Governance confirmed there would be.

The Committee asked when the Code of Conduct acknowledgements were being completed and the Manager Legal and Governance advised that these are currently being finalised for issue. It was noted that in future years this will become part of the performance review process.

The Committee asked whether there will be a record of training completed by employees and the Manager Legal and Governance advised that the training is mandatory and outlined the process for monitoring by Management to ensure all training is completed.

The Committee asked if they can receive an update on the completion of this training as part of the next Governance Information Report and it was advised that this information is included in the six monthly Work, Health and Safety Update.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on fraud and corruption control at Council.

BUS08 COMPLIANCE - Quarterly Legislative Compliance Declarations -January to March 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee note the status of both the compliance declarations for the previous quarter and the Request for Quotation for policy, delegations and legislative compliance systems.

MINUTES



DISCUSSION

The Manager Legal and Governance confirmed that there were no non-compliances reported for the quarter and also updated the Committee on a quotation process underway for the implementation of a software solution for legislative compliance, policies and delegations.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the status of both the compliance declarations for the previous quarter and the Request for Quotation for policy, delegations and legislative compliance systems.

The Manager Legal and Governance left after this item, the time being 3.38pm.

BUS09 STRATEGIC PLANNING - Integrated Planning and Reporting Framework and Performance Reporting

RECOMMENDED

That the Audit, Risk and Improvement Committee note the report on Integrated Planning and Reporting Framework and related performance reporting.

DISCUSSION

The Director Customer and Corporate Strategy advised that this was the first report under the revised delivery program and that Council had recently adopted the Operational Plan and Budget.

The Committee asked whether the Quality Assurance and Improvement Program reporting included elsewhere in the agenda is specific to Internal Audit or is for all managers. The Internal Audit Coordinator advised that it is specific to Internal Audit in line with internal auditing standards. The Director Customer and Corporate Strategy confirmed that Delivery Program and Operational Plan actions are monitored.

The Committee asked when the next Service Review update would be provided and it was noted this was scheduled for October.

The Committee noted the importance of meaningful key performance indicators including a target and whether Council is on track for each target. The Director Customer and Corporate Strategy outlined how Council has targets in place and advised the Committee they will continue to look at ways to improve reporting.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the report on Integrated Planning and Reporting Framework and related performance reporting.

The Director Customer and Corporate Strategy left after this item, the time being 3.46pm.

MINUTES



BUS10 INTERNAL AUDIT - Proposed 4-Year Strategic Internal Audit Plan -July 2023 to June 2027

RECOMMENDED

That the Audit, Risk and Improvement Committee approve the revised four-year strategic internal audit plan for 1 July 2023 to 30 June 2027.

DISCUSSION

The Internal Audit Coordinator provided an overview of the method used and consultation process undertaken to develop the 4 year Strategic Internal Audit Plan (Plan). It was noted that the Plan has now moved from a calendar year to a financial year and changed to a 4 year plan to align with the Office of Local Government guidelines.

It was advised that the Plan is ambitious and that a request for internal audit administrative support will be included in the budget bid again for next year.

The Committee commended the Internal Audit Coordinator on the thorough process undertaken to develop the Plan and asked whether purchasing had been appropriately covered. The Internal Audit Coordinator advised how purchasing is already incorporated across audits in the Plan and will also be included in the verification of audit recommendations audit.

The Committee asked whether Internal Audit use data analytics to assist in detecting red flags in purchasing and the Internal Audit Coordinator advised that it currently does not but outlined a project being delivered across Council where Internal Audit has suggested inclusion of more exception reporting for purchasing as part of this program. Internal Audit also outlined the exception reporting that Management already has in place.

The Committee noted that the periodic audit of major projects was on the excluded list and discussed the importance of the Committee having oversight of major projects and associated risks. The Committee suggested inclusion of current high level dashboard style reporting already provided to the Executive on higher risk projects, be provided to the Committee as part of its risk management updates.

The Internal Audit Coordinator advised that Council has a Project Management Framework in place, with reporting to the Executive through the ePMO as part of that framework. The Committee suggested a list of major projects could be provided to the next meeting with periodical reporting using the ePMO reports to then follow as part of the risk management updates.

The Committee referred to the exclusion of environmental sustainability and asked what other assurance activities Council has in this space. The Director Community Assets advised that Council currently has obtained 'silver' status which includes regular reports to ELG and that Council is well on the way to achieving 'gold' status. The Director Community Assets also advised that Council has quadruple bottom line reporting on projects.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

MINUTES



- i. endorsed the revised four-year strategic internal audit plan for 1 July 2023 to 30 June 2027;
- ii. endorsed the annual internal audit plan; and
- iii. raised the following action:
 - a. that the Committee be provided periodic reports, similar to those reported to the ePMO, on current major projects.

BUS11 INTERNAL AUDIT - Six Month Quality Assurance and Improvement Program - Balanced Scorecard/KPI Report - May 2023

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Six Month Key Performance Indicator/Balanced Scorecard/Report.

DISCUSSION

The Internal Audit Coordinator provided an update on the progress of the key performance indicator results for the six month period including explanations for some targets not met.

The Committee raised no concerns, noting the validity of the reasons provided and asked whether there was any update on finalisation of amendments to the *Local Government (General) Regulation 2021.* The Internal Audit Coordinator advised there has been no further updates on when the Regulations will be finalised.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Six Month Key Performance Indicator/Balanced Scorecard/Report.

BUS12 INTERNAL AUDIT - Internal Audit Plan Status Update

RECOMMENDED

That the Audit, Risk and Improvement Committee note the internal audit plan status update.

DISCUSSION

The Internal Audit Coordinator advised that the usual time allocation statistics had not been included this month due to the close proximity of the previous Committee meeting.

The Internal Audit Coordinator outlined the completion of the Payroll Internal Audit and advised the report will be circulated to the Committee out of session with a summary provided at the September Committee meeting.

The Internal Audit Coordinator advised that the annual Drives24 audit has also commenced.

MINUTES



It was noted that there are up to five audits that could be completed prior to the next Committee meeting and the Committee agreed that these reports be sent out of session with a summary provided at the next meeting. It was also agreed that outsourced audit providers only be invited to attend and present audit reports to the meetings where the Committee determined the findings warrant their attendance.

The Committee noted the completion of the investigation into an internal audit software solution and the Internal Audit Coordinator confirmed that consultation had been undertaken with the Local Government Internal Audit Network with no suitable solutions found.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the internal audit plan status update.

BUS13 COMPLIANCE - Update on Reports from Authoritative Bodies

RECOMMENDED

That the Audit, Risk and Improvement Committee note the update on reports from authoritative bodies.

DISCUSSION

The Internal Audit Coordinator provided an overview of the recently released reports from authoritative bodies noting that a gap analyses has not been completed however reports have been distributed to the relevant managers and are taken into consideration when conducting audits.

Ms Yuen noted in respect of the Local Government 2022 report that Council had not been mentioned in the report except in relation to the extension for completion of the financial statements.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the update on reports from authoritative bodies.

BUS14 Checklist of Compliance with Committee Requirements

RECOMMENDED

That the Audit, Risk and Improvement Committee note the Checklist of Compliance with the Audit, Risk and Improvement Committee Charter for the 2023 calendar year.

DISCUSSION

The Committee noted that the monthly audit recommendation status update was not included in this meeting due to the close proximity to the last Committee meeting.

The Internal Audit Coordinator advised that this calendar would be amended once the revised Committee Terms of Reference are adopted by Council.

MINUTES



DECISION

Following review and discussion, the Audit, Risk and Improvement Committee noted the Checklist of Compliance with the Audit, Risk and Improvement Committee Charter for the 2023 calendar year.

BUS15 General Business

RECOMMENDED

That the Audit, Risk and Improvement Committee note any General Business items discussed.

DISCUSSION

The Internal Audit Coordinator provided an update on the Project 24 domestic waste disposal contract advising that the partner councils - Campbelltown, Camden, Wollondilly and Wingecarribee - are in the process of finalising the agreement with a view to presenting it to a Council meeting in the coming months. The Committee were asked if they would like a briefing on the matter.

For context, the Director Planning and Environment provided a brief background on the project.

The Committee noted the significance of the project and agreed that a briefing at the appropriate time after finalisation of the agreement and briefing to all Councils would be beneficial.

The Internal Audit Coordinator advised that the Councillors were briefed on the revised Committee Terms of Reference on 27 June 2023 and noted the discussion had around Councillor involvement in Committees, including as observers. The Committee discussed the important contribution Councillors bring to Committees.

The Committee Chair asked the independent members for their feedback on Committee meetings and the agendas and requested that any suggestions be sent to the Chair and the Internal Audit Coordinator.

The Committee Chair also commended staff in the customer service area who indicated they received a suspicious email and contacted IT for advice, showing that Council's cyber security training is working.

The Internal Audit Coordinator reminded everyone in attendance that the Audit, Risk and Improvement Committee presentation session is scheduled for 2 August 2023.

DECISION

Following review and discussion, the Audit, Risk and Improvement Committee:

- i. noted the General Business items discussed; and
- ii. raised the following action:
 - iii. requested an update on Project 24 at the appropriate time.

MINUTES

AUDIT, RISK AND IMPROVEMENT COMMITTEE MEETING HELD ON | 5 July 2023



ORD14

Audit, Risk and Improvement Committee

Meeting Closed at 4.23pm.

Next Meeting:

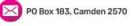
The next meeting of the Audit, Risk and Improvement Committee will be held on 6 September 2023 at 3.00pm at Council's Oran Park Administration Building.

MINUTES



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