



Significant  
Planning Proposal  
**Project Overview**

# 1. Project Overview

## Planning Proposal for [Click or tap here to enter text.](#)

Applicable Land: [Click or tap here to enter text.](#)

Applicant: [Click or tap here to enter text.](#)

On behalf of: [Click or tap here to enter text.](#)

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

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## Abbreviations

Camden PCG	Camden Precinct Collaboration Group
CP	Section 7.11 Contribution Plan
DCP	Development Control Plan
DPHI	NSW Department of Planning, Housing and Infrastructure
EP&A Act	NSW Environmental Planning and Assessment Act 1979
GSC/GCC	The former NSW Greater Sydney Commission/Greater Cities Commission
ILP	Indicative Layout Plan
LGA	Local Government Area
LEP	Local Environmental Plan
PCG	Project Control Group
PWG	Project Working Group
s7.11	Section 7.11 of the EP&A Act
SEPP	State Environmental Planning Policy
SINSW	School Infrastructure New South Wales
SWGA	South West Growth Area
VPA	Voluntary Planning Agreement

## Definitions

Term	Definition
<b>Project Specific</b>	
Applicant	Refers to the person responsible for submitting the Planning Proposal onto the NSW Planning Portal. This may be the Proponent or may be the Lead Consultant.
Council Consultant	Refers to any specialist consultant engaged by Council to provide technical advice, undertake studies, create maps and drawings, prepare reports or any other work associated with the Proposal.
Planning Proposal	Refers to the Planning Proposal put forward to Council by the Proponent.
Precinct	Refers to land applying to the Planning Proposal as identified in <b>Figure 1</b> .
Project	Refers to the review and implementation of the Planning Proposal.
Project Control Group (Precinct PCG)	Comprises the Council Project Manager, Team Leader Strategic Planning, Manager Strategic Planning and may include senior management staff of Council (as required); and members of other NSW Government agencies (as required).
Project Manager	Refers to Council's Strategic Planner, who is responsible for project managing the assessment of the Planning Proposal.
Project Participants	Refers to all Council officers and consultants involved in the preparation and assessment of the Planning Proposal including but not limited to: Project Manager, relevant Team Leaders, and Managers, Specialist Council officers, Council Consultants.
Project Working Group (PWG)	Comprises the Council Project Manager and Project Officers, Team Leader Strategic Planning and may include senior management staff of Council; the Proponent; key consultants (as required) and members of other NSW Government agencies (as required).
Proponent	Refers to person and/or company responsible for developing and financing the Planning Proposal.
Proponent's Consultant	Refers to any specialist consultant engaged by the Proponent to provide technical advice, undertake studies, create maps and drawings, prepare reports or undertake any other work associated with the Planning Proposal.
Lead Consultant (if applicable)	Refers to the main consultant contact for the Project (listed on the front page of this plan) who is acting on behalf of the Proponent and where applicable, may be the listed applicant for the Project on the NSW Planning Portal.

General	
Agencies	Government departments and public authorities who have a role in the review and assessment of a planning proposal.
Camden Local Planning Panel (CLPP)	Camden's Local Planning Panel (CLPP) is a panel of three independent expert members and a community member who provide advice to Council on Planning Proposals. LPPs are mandatory in Greater Sydney under the EP&A Act and are intended to ensure that decisions are made on technical merits, efficiency, fairness, and transparency, with the added benefit of local knowledge.
Camden Precinct Collaboration Group (Camden PCG)	Comprises representatives from Council executive and management teams, DPHI and representatives from other State agencies involved in precinct planning and delivery of infrastructure in the Camden Growth Areas. <i>Note: If the Camden PCG ceases or is not operational, support from DPHI will be sought to facilitate the same outcome.</i>
Camden LEP	Refers to the Camden Local Environmental Plan 2010
Consultant	Refers to a matter specialist who provides expert professional advice, undertakes investigations and prepares reports in relation to a Planning Proposal. A consultant can be engaged by either Council or the Proponent.
Council	Refers to means Camden Council through its Council officials and/or any person authorised to act on Council's behalf.
Council officer	Refers to members of Council staff and Council consultants, contractors and committee members but does not include the Elected Council.
Council official	Refers to a Council officer or member of the Elected Council.
DPHI	Refers to the NSW Department of Planning, Housing and Infrastructure.
Elected Council	Refers to the Councillors of Council.
Department or DPHI	Refers to the NSW Department of Planning, Housing and Infrastructure.
Fee Agreement	Refers to a signed agreement for Council to assess a Significant Planning Proposal at full cost recovery in accordance with Councils Fees and Charges.
Land Owner	Refers to the person(s), company, agency or organisation that owns land within the Precinct. who may initiate, provide consent to, or be a key stakeholder in the Project.
Precincts SEPP	Refers to <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> .
Master-Planner	Refers to the Council appointed consultant to assist with the detailed master planning of the precinct.

## 1. Introduction

### 1.1 Executive Summary

A Significant Planning Proposal (the Project) has been submitted to Council for assessment. The Project site is within the South West Growth Area (SWGA) with the location of the Project shown in **Figure 1**.

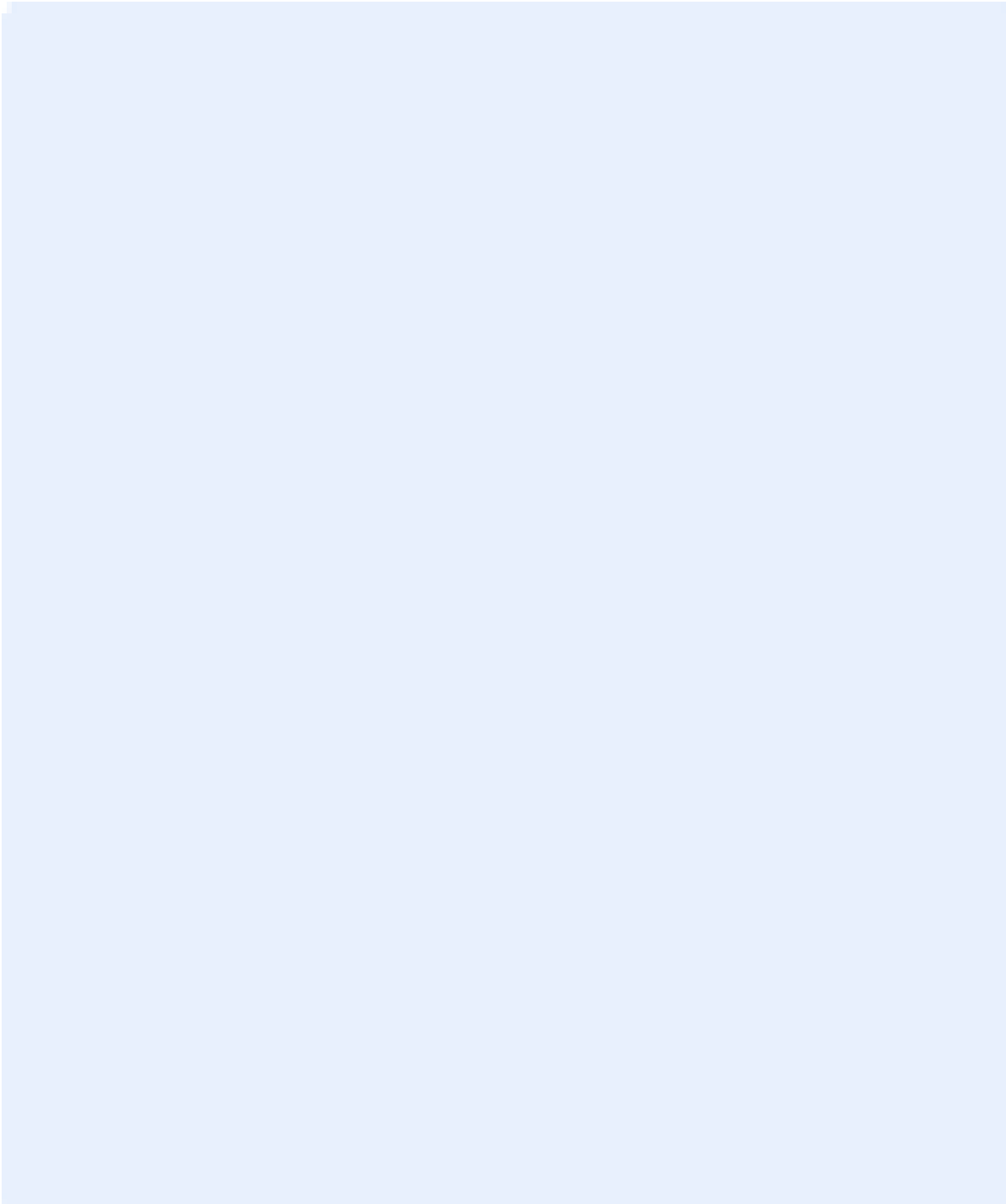
In November 2019, the NSW Minister for Planning announced a new approach to precinct planning. Under the new approach, the remaining precincts within the SWGA have been identified under a 'collaborative planning' pathway, allowing precinct planning to be progressed via a Planning Proposal lodged with Council.

Precinct planning is required prior to the land being rezoned and broadly includes:

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

### 1.2 Purpose of the Project Overview

This Project Overview has been prepared to assist the management of the Project. The objective of the Project Overview is to ensure precinct planning is executed in an orderly manner. The Project Overview outlines the scope, key milestones and risk management of the Project.



**Figure 1: Land Subject to the Project**



## 2. Project Background

### 2.1 Planning Context

The South West Growth Area (SWGA) (formally known as the South West Growth Centre) was established by the NSW Government in 2006. The SWGA consists of 17,000ha of greenfield land identified for urban development. The SWGA incorporates a number of precincts across the Camden, Campbelltown and Liverpool Local Government Areas (LGAs). Twelve (12) of these are located in the Camden LGA. The rezoning of precincts in the SWGA occurs through an amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP).

Camden Council is also responsible for considering proposals to amend the Camden Local Environmental Plan 2010, which applies to land located outside of the South West Growth Area. The Greater Sydney Region Plan (the Region Plan) was released by the then Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. The Region Plan builds on a vision of three cities – the Eastern Harbour City, Central River City, and Western Parkland City, introduces the aspiration of a 30-minute city, and establishes 10 directions to guide future land use planning.

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

All Planning Proposals need to be prepared in accordance with the Department of Planning, Housing and Infrastructure's (DPHI's) Local Environmental Plan (LEP) Making Guideline, relevant 9.1 Directions, State Environmental Planning Policies as well as regional, district and local plans and policies.

Proposals within the SWGA also need to be in accordance with the South West Growth Area Structure Plan and Guideline.

All Planning Proposals within the Camden Local Government Area must be in accordance with the Camden Planning Proposal Policy and Procedure.

## 2.2 Overview of the Proposal

The Project is identified as a Significant Planning Proposal under Council’s Planning Proposal Policy and Procedure. The Project will also require coordination from DPHI and State agencies to ensure that the planning and delivery of infrastructure will support the proposed development outcome in this area.

## 2.3 Project Background

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## 2.4 Planning Parameters

The indicative planning parameters for the Project are summarised in the table below:

Elements	Proposed
Proposed zones	Click or tap here to enter text.
Proposed zones	Click or tap here to enter text.
Proposed heights	Click or tap here to enter text.
Proposed lot sizes	Click or tap here to enter text.
Target dwelling yield	Click or tap here to enter text.
Target residential densities	Click or tap here to enter text.
Employment and retail	Click or tap here to enter text.
Public open space	Click or tap here to enter text.
Servicing infrastructure	Click or tap here to enter text.
Roads and intersections	Click or tap here to enter text.
Public transport	Click or tap here to enter text.
Social infrastructure	Click or tap here to enter text.
Riparian protection	Click or tap here to enter text.
Heritage protection	Click or tap here to enter text.
Connecting with Country	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.

### 3. Project Scope

#### 3.1 Key Deliverables

The Planning Proposal will be supported by the following documents:

1. A Planning Proposal report and supporting technical studies.
2. A Draft Indicative Layout Plan.
3. A Finalisation Report and Final Indicative Layout Plan (to be prepared by an independent Master-Planner).
4. An amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 or Amendment to the Camden Local Environmental Plan (LEP) 2010.
5. An amendment to the Camden Growth Centres Precincts DCP, Oran Park DCP, Camden DCP (2019) or other relevant DCP.
6. A Contributions Plan or Voluntary Planning Agreement.
7. An Infrastructure Servicing Strategy and Implementation Plan.

Preparation and endorsement of these documents (including input from relevant Government agencies) is required to enable finalisation of the Planning Proposal.

#### 3.2 Masterplans and Specialist Studies

The following plans and technical studies have been submitted in support of the Planning Proposal (*insert new rows as required*).

Specialist Study/Plan Title	Author/Date/Version	EDMS Record Number (To be completed by Council PM)
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
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Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

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

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

### **3.3 Project Governance**

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

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

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

## 4. Project Program

### 4.1 Stages of the Project

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

Stage	Description
1	<p><b>Scoping Report</b></p> <p>Scoping reports are submitted to Council prior to a pre-lodgement meeting. Council will either refer these to the relevant Government agencies and provide any advice to the Proponent as part of a pre-lodgement meeting(s) or advise the Proponent to undertake their own consultation prior to lodgement.</p> <p>Further information on how to prepare a scoping report and the requirements for agency consultation at the scoping stage is available in <a href="#">Attachment A</a> and <a href="#">Attachment B</a> of the NSW Government <a href="#">LEP Making Guideline</a>.</p>
2	<p><b>Pre-lodgement and Scoping Report</b></p> <p>Pre-lodgement meeting(s) with Council officers to discuss the Planning Proposal and/or Development Control Plan (DCP) Amendment, prior to lodgement.</p> <p>Pre-lodgement advice from relevant State Agencies may also be sought by the Proponent.</p>
3	<p><b>Lodgement</b></p> <p>Lodgement of Planning Proposal, Technical Studies, Supporting Documentation, Indicative Layout Plan (ILP), Draft DCP and Governance Documentation.</p>
4	<p><b>Scoping and Review</b></p> <p>Finalisation of Project Framework Documentation and commencement of Fee Agreement negotiation.</p>

	<p>Council officers will issue the Proponent with the draft Fee Agreement and final draft copies of the following:</p> <ul style="list-style-type: none"> <li>• Probity Plan;</li> <li>• Project Overview;</li> <li>• Communications Plan; and</li> <li>• Signed Confidentiality Agreement.</li> </ul>
<b>5</b>	<p><b>Execution of Fee Agreement</b></p> <p>Council officers and the Proponent will finalise and execute the final Fee Agreement. Further stages in the Project will rely on this Fee Agreement being executed.</p>
<b>6</b>	<p><b>Preliminary Review</b></p> <p>Council officers will review the package including the ILP, Planning Proposal, draft DCP Amendment and technical studies. Preliminary consultation with relevant agencies may also occur at this stage.</p> <p>Council officers may request additional information and/or updates to any of the package documents from the Proponent where required.</p>
<b>7</b>	<p><b>First Request for Information (RFI)</b></p> <p>Council officers will provide a letter advising of any information outstanding or key issues that are to be addressed prior to initial notification.</p>
<b>8</b>	<p><b>Proponent response to RFI</b></p> <p>Proponent to review and address RFI and provide documentation as requested.</p>
<b>9</b>	<p><b>Initial Notification and Preliminary Consultation with NSW Government Agencies</b></p> <p>Council officers will undertake initial notification of the Planning Proposal and preliminary consultation with NSW Government Agencies. The stage and timing of initial notification and preliminary consultation may vary and will be determined on a case-by-case basis.</p>
<b>10</b>	<p><b>Consideration of Submissions and Post Initial Notification Amendments</b></p>

	<p>Council officers will request additional information to address key matters raised via the initial notification. Officers will undertake an assessment of the revised proposal prior to preparing a report to the Camden Local Planning Panel (CLPP).</p>
<b>11</b>	<p><b>Finalisation of Draft ILP</b></p> <p>The ILP is to be finalised prior to the preparation/amendment of the Contributions Plan or Voluntary Planning Agreement (VPA) Support and sign-off from Council officer subject matter experts is required prior to progressing to the preparation of a Contributions Plan or VPA.</p> <p>Council is to be satisfied that the submissions made in response to the initial notification and any concerns raised, are largely resolved prior to progressing to the CLPP.</p>
<b>12</b>	<p><b>Preparation of Section 7.11 Plan or VPA</b></p> <p>As the physical design of the new community evolves, infrastructure items are to be funded under s7.11 of the <i>Environmental Planning and Assessment Act 1979 (EP&amp;A Act)</i>. Preparation of a Contributions Plan needs to occur at this stage, as these items need to be tracked and costed so that a final draft Contributions Plan can be drawn up once the ILP is agreed upon. The Contributions Plan will require the endorsement of Council.</p> <p>A Voluntary Planning Agreement (VPA) may also be prepared to supersede the existing Contributions Plan. The VPA will require the consideration of Council.</p> <p><i>Note: This process is undertaken by the Contributions Team and is separate to the Planning Proposal Process.</i></p>
<b>13</b>	<p><b>Debrief, Review of Project and Probity Plan Check In</b></p> <p>A formal review and debrief will be undertaken by the Project Working Group (PWG) at key stages to identify improvement opportunities and to understand and resolve key issues impacting progress.</p> <p>A review of the probity plan, to ensure conflict of interest forms and confidentiality agreements are up to date, will also be undertaken at this stage.</p>

<p><b>14</b></p>	<p><b>Report to Camden Local Planning Panel (CLPP)</b></p> <p>Under Section 9.1 of the EP&amp;A Act, all planning proposals are required to be reported to the CLPP for advice prior to Council Determination.</p>
<p><b>15</b></p>	<p><b>Updates to the Planning Proposal Post reporting to the CLPP</b></p> <p>In some circumstances, amendments to the Planning Proposal may be required based on the advice provided by the CLPP. Where this occurs, updates will need to be completed prior to reporting the Planning Proposal to Council.</p>
<p><b>16</b></p>	<p><b>Report to Council</b></p> <p>A report is required to be prepared for Council’s consideration to endorse the Planning Proposal and forward it to the Minister seeking a Gateway Determination under s3.34 of the EP&amp;A Act.</p> <p>A report to Council will only be prepared when the Proposal is at a stage where Council officers believe all issues relevant to the Proposal have been resolved and that the Proposal can proceed to a Gateway Determination without any further delays.</p>
<p><b>17</b></p>	<p><b>Contributions Plan Report to Council (if required)</b></p> <p>Council’s Contributions Planning Team will undertake a separate report to Council. This will be run concurrently with the Planning Proposal process.</p> <p>Note: This process is undertaken by the Contributions Team and is separate to the Planning Proposal Process.</p> <p>If proposing to enter into a VPA, the Proponent will need to provide a Letter of Offer, to Council officers with the Planning Proposal.</p>
<p><b>18</b></p>	<p><b>Submit the Planning Proposal to Minister for Gateway Determination</b></p> <p>Subject to endorsement from Council, Council officers will forward the Planning Proposal to Department of Planning, Housing and Infrastructure (DPHI) for consideration and issuing of a Gateway Determination in accordance with s3.34 of the EP&amp;A Act.</p>
<p><b>19</b></p>	<p><b>DPHI Review and issue of Gateway Determination</b></p>



	DPHI will review the proposal and issue a Gateway Determination if the Planning Proposal has met all relevant requirements.
<b>20</b>	<p><b>Complete Required Technical Information</b></p> <p>Council officers will provide additional technical information where required. The Proponent may be required to assist with the preparation of required technical information to satisfy the conditions of the Gateway Determination.</p>
<b>21</b>	<p><b>Consult with Government Agencies</b></p> <p>Council officers will consult with Government Agencies in accordance with the conditions of the Gateway Determination.</p>
<b>22</b>	<p><b>Debrief, Review of Project and Probity Plan Check In</b></p> <p>A formal review and debrief will be undertaken by the PWG at key stages to identify improvement opportunities and to understand and resolve key issues impacting progress.</p> <p>A review of the probity plan, to ensure conflict of interest forms and confidentiality agreements are up to date, will also be undertaken at this stage.</p>
<b>23</b>	<p><b>Public Exhibition</b></p> <p>The Planning Proposal package will be exhibited in accordance with the conditions of the Gateway Determination. This may involve a 4 – 6- week exhibition period or in some cases longer, depending on the circumstances.</p>
<b>24</b>	<p><b>Consideration of submissions and post-exhibition amendments</b></p> <p>Council officers consider submissions received and make amendments to the proposal, where appropriate.</p>
<b>25</b>	<p><b>Post-exhibition report to Council</b></p> <p>A post-exhibition report to Council may be required if there are unresolved issues as a result of submissions received. If there are no unresolved submissions and there are no significant post-exhibition amendments proposed to the ILP, a post-exhibition report to Council may not be required.</p>

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

#### 4.2 Timing

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

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

## 5. Risk and Change Management

### 5.1 Risk Management

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

Risk	Consequences	Likelihood	Risk Rating	Management Actions
Insufficient information to inform the precinct planning process.	Information is not sufficiently detailed to inform rezoning.	Possible	Medium	<p>Ensure Planning Proposal has been prepared and submitted in accordance with Council’s Planning Proposal Policy and Procedure.</p> <p>Ensure Planning Proposal is referred to internal teams for comment early and that additional information is requested from the Proponent where required.</p> <p>Ensure additional information is provided by the Proponent has adequately addressed internal comments and before reporting the Planning Proposal to the LPP.</p> <p>Ensure all project deliverables are completed to ensure a robust suite of supporting documentation.</p>
	Information is not sufficiently detailed to inform agency signoffs.	Possible	Medium	<p>Ensure early initial referral to relevant agencies is undertaken to ensure issues are identified early and that these are resolved prior to reporting to the LPP.</p> <p>Communicate with the Proponent to enable further investigations to proceed.</p>

	Assumptions are required to inform re-zoning or approvals.	Possible	Medium	Consult with agencies and Council specialist staff to determine what assumptions are reasonable as a basis for planning decisions. Identify and clearly document assumptions in the Planning Report, including mapping of locations where decisions have been based on assumptions. Ensure development control plans identify where further work is required to inform signoffs or development consents, including mapping and documentation in the Planning Report.
Availability of Project Management Resources.	Internal project management constraints. Time, scope, quality, and budget management are affected.	Possible	Medium	Commitment of Project Manager and Senior Council Officers (Project Team) during precinct planning.
Procurement processes delay engagement of consultants.	Program is delayed.	Likely	High	Program to include lead times for consultant engagement (peer-review tasks) based on knowledge of procurement processes. Alert management in advance to allow for additional procurement resources.
Consultant resources unavailable.	Program is delayed	Possible	Medium	Provide clear information on timing requirements in consultant briefs. Ensure procurement is planned to meet timing requirements of the brief as much as possible. Consultant briefs are to ensure consultants have sufficient

				<p>depth of resources to respond to changes in program and shifting workload.</p> <p>Council Project Manager to facilitate direct communication between Proponent and the relevant consultant, when required.</p>
Consultants do not meet timing requirements for delivery of information.	Program is delayed.	Possible	High	<p>Consultant selection criteria to include ability to deliver on time as a high priority criterion.</p> <p>Focus on delivery and program when briefing and communicating with consultants.</p> <p>Consultant performance reporting to include consideration of timing.</p> <p>Consider on-time delivery when processing payments.</p> <p>Ensure Council inputs to consultant work are provided on time and are of appropriate quality.</p>
Specialist studies identify significant constraints to development (e.g. land capability/suitability, heritage or ecology).	Development potential of precinct is reduced.	Possible	Medium	Ensure updates to the ILP respond to identified constraints and that the DCP provides site specific requirements for areas of constraint.
	Increased complexity of agency approvals.	Likely	High	<p>Early and ongoing consultation with agencies to agree on the findings of specialist studies and the level of constraint.</p> <p>Consider need to escalate negotiations with agencies to resolve conflicts.</p>
	Program is delayed.	Possible	Medium	Clearly define scope and agree on the extent of additional work required to meet approval requirements.

<p>Aboriginal and Torres Strait Islander Communities not effectively engaged</p>	<p>Studies and ILP have not adequately responded to Aboriginal Cultural Heritage and a Connecting with Country has not informed the ILP.</p>	<p>Possible</p>	<p>High</p>	<p>Ensure Aboriginal Cultural Heritage Assessment has been undertaken in line with Heritage NSW requirements. Early engagement with Heritage NSW. Ensure a Connecting with Country has been prepared and submitted by the Proponent and that Aboriginal and Torres Strait Islander Communities were engaged and provided input. Identify and consult relevant Aboriginal and Torres Strait Islander Communities through consultation, advertising and specialist advice. Where required, engage Indigenous heritage specialist to undertake consultation process. Clearly scope and agree with consultant on effective engagement of Aboriginal and Torres Strait Islander Communities Consult with groups and individuals on draft ILP to refine conservation outcomes.</p>
	<p>Poor publicity for Council.</p>	<p>Possible</p>	<p>Low</p>	<p>Manage via Communications Strategy.</p>
<p>Agency requirements for signoffs are more rigorous than anticipated.</p>	<p>Scope of work and costs increase.</p>	<p>Likely</p>	<p>High</p>	<p>Consult with agencies as early as possible following completion of baseline studies to determine approval requirements. Negotiate appropriate level of assessment based on what is reasonable for rezoning.</p>

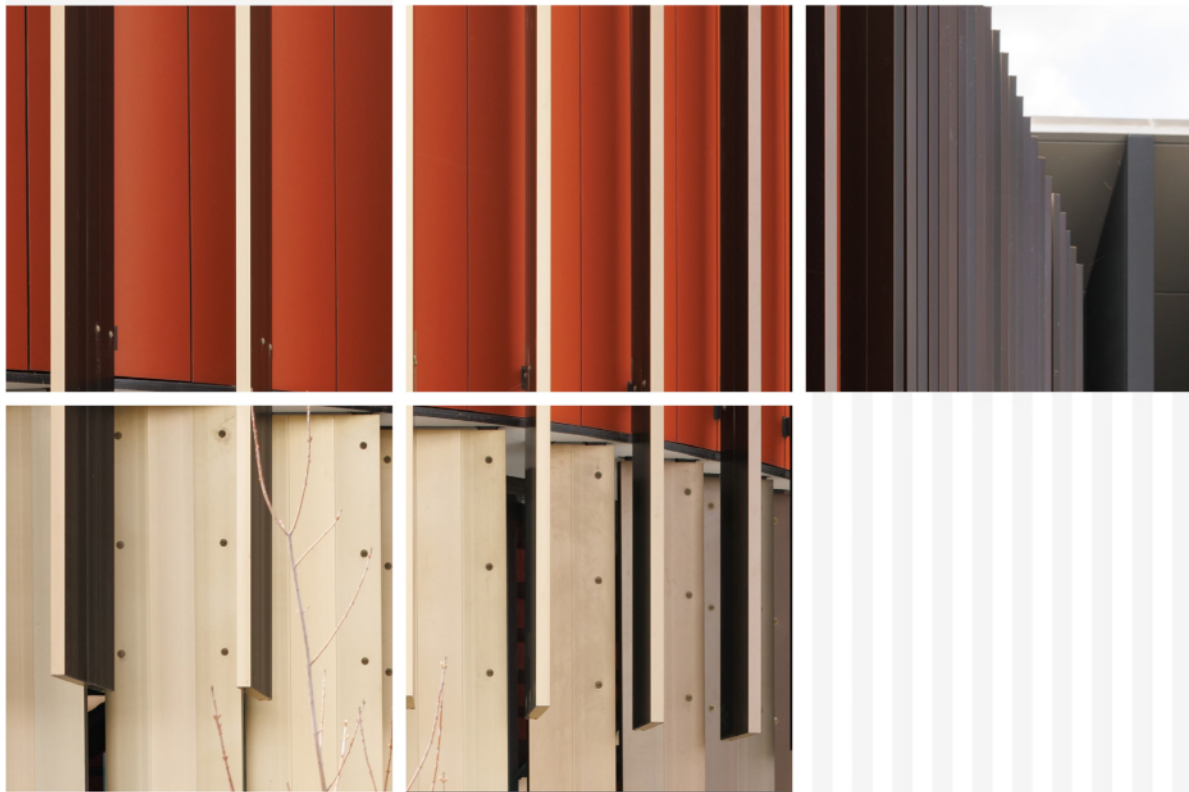
	Timing for agency signoffs does not match with overall program.	Likely	High	Consult with agencies as early as possible to establish information required for signoffs. Consider need to defer signoff to DA/subdivision stage or obtain partial or in principle sign-off, as a last resort.
Agency approvals not obtained.	Inability to fulfil commitments for land release.	Possible	Medium	Consider cost-effectiveness of achieving full sign-off in terms of government vs private sector expenditure.
Consultants under-scope investigations.	Cost increases through variations.	Likely	Medium	Include clear descriptions of the required scope of work to inform tenderers and enable them to scope their work appropriately. Include assessment criteria to consider completeness of scope and specification of exclusions. Ensure scope of work reflects understanding of the level of information required to inform necessary approvals. Include budget contingencies to cover additional investigations (where possible). Ensure scope of work is as comprehensive as possible.
	Insufficient information to support decisions.	Possible	Medium	Ensure that the scope of work identifies supporting evidence as a project outcome.
ILP, LEP, SEPP, DCP or s7.11 plan/VPA not prepared or supported by Council.	Council does not support rezoning.	Unlikely	Medium	Include briefings to Councillors at key stages. Facilitate two-way communication to ensure Council views are understood and incorporated into planning.
Strong community	Poor publicity for Council.	Unlikely	Low	Manage via Communications Strategy.



opposition to precinct plan.	Local/ regional media interest and negative reporting.	Unlikely	Low	Manage via Communications Strategy.
Land acquisition costs significantly increase s7.11 contribution rates.	Cost of lot release to market is high.	Possible	High	Review land area required for local infrastructure and services iteratively with the development of the s7.11 plan or VPA to enable costs to be tracked and refined. Communicate with NSW Department of Climate Change, Energy, Environment and Water (DCCEEW), and Council to negotiate land required for riparian setbacks, flooding and drainage and determine appropriate funding split. Concept design of physical infrastructure at least as part of s.7.11 plan/or VPA to provide reasonable accuracy of land area requirements and cost estimates.
Council and/or NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) reluctant to acquire riparian lands without appropriate funding mechanism.	Program is delayed.	Unlikely	High	Develop a Riparian Strategy detailing controls and outcomes to be addressed in future development to enable exemptions to apply. Investigate funding options based on conservation value of land, ownership models, Council views, future land use. Refer to Council's Dedication of Constrained (Riparian) Lands Policy. Ensure appropriate mechanisms for the dedication/acquisition of riparian land (via Section 7.11 Plan or VPA).

	Generic riparian land development provisions apply.	Unlikely	Low	Ensure early engagement with internal teams regarding riparian land.
	Inability to levy Section 7.11 for acquisition and management of riparian corridors with no associated infrastructure purpose.	Unlikely	High	Ensure early engagement with internal teams regarding riparian land.
	Affects ownership options of riparian land and potential management inconsistencies.	Unlikely	High	Consider opportunities for part of corridor to be used for open space and/or drainage. Require management options be incorporated in future development consents via DCP.
Timing of essential infrastructure delivery does not match timing of land release.	Infrastructure and services are not in place to meet demand.	Possible	Medium	Council to facilitate ongoing communication with service providers/ agencies to ensure they are aware of planning processes. Precinct Infrastructure Report/Implementation Plan to define infrastructure requirements based on likely sequencing/timing of land release.
Government agencies reluctant to make commitments on provision of infrastructure timing or locations.	Implications for Plan preparation.	Possible	Medium	Infrastructure Report/Implementation Plan to be prepared that clearly defines infrastructure requirements (timing and location) related to development staging. Council to negotiate agreement from agencies to commit to infrastructure and service provision to the extent that

				budgeting, planning and Treasury processes allow. Where necessary, other agency internal agreements are to be reached but public disclosure to be limited where confidentiality is required.
Landowner/ Proponent speculation based on structure plan not realised due to changes through precinct planning.	Negative landowner reaction at a political or Council Executive level.	Likley	High	Establish clear communication with Proponent and landowners throughout precinct planning process.
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