

**ORD04**

**SUBJECT: ORAN PARK CONTRIBUTIONS PLAN AMENDMENT  
(CONTRIBUTIONS PLAN RESTRUCTURE PROJECT)**

**FROM:** Director Growth & Finance

**EDMS #:** 23/387098

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### PURPOSE OF REPORT

The purpose of this report is to seek Council's approval to publicly exhibit the amended Oran Park Contributions Plan, previously known as the Oran Park Turner Road Contributions Plan.

### BACKGROUND

The Contributions Plan Restructure Project (CP Restructure) has reviewed Council's suite of contribution plans and contribution planning policies to develop a more relevant framework of contribution plans.

This report has been prepared concurrently with two other reports regarding the CP Restructure.

### MAIN REPORT

A major amendment to the Oran Park Contributions Plan includes the removal of land and works associated with the open space areas known as treed hilltop parks, in the Oxley Ridge precinct. The reasons for removing this land are:

- They provide limited value to the community as open space;
- The topography makes them prone to landslip, which poses a risk to people and property; and
- The engineering solution to mitigate the land slip risk imposes a significant maintenance burden on Council.

Council officers will investigate opportunities to acquire alternate open space as close to Oxley Ridge as possible. The funds identified for the purchase of the treed hilltop parks will be used for this future open space acquisition.

Aside from the removal of treed hilltop parks, the following changes were also made:

- Retirement of the Turner Road portion, as most of the precinct is complete;
- Transfer of the remaining works schedule items in the Turner Road precinct to the proposed Camden Section 7.12 Contributions Plan;
- Updates reflecting the current development context and infrastructure delivery;
- Updates to ensure the plan is consistent with legislation and Council policies; and
- Correction of grammatical and formatting errors or inconsistencies.

The land currently covered by the Turner Road precinct will be covered by the proposed Section 7.12 Contributions Plan.

## FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

## CONCLUSION

If endorsed by Council, the Oran Park Contributions Plan (amended) will need to be publicly exhibited for 28 days prior to adoption as per Schedule 1 Division 7.1 of the *Environmental Planning and Assessment Act 1979* and clause 216 of the *Environmental Planning and Assessment Regulation 2021*.

## RECOMMENDED

### **That Council:**

- i. **authorise the public exhibition of the amended Oran Park Turner Road Contributions Plan (now referred to as the Oran Park Contributions Plan) for a period of 28 days in accordance with the *Environmental Planning and Assessment Regulations 2021*; and**
- ii. **following the exhibition period, be provided a further report to consider submissions received during the exhibition period.**

## ATTACHMENTS

1. Final Draft - Camden 7.11 Oran Park Contributions Plan (Amendment 1)

## **Ordinary Council Resolution**

Motion: Moved Councillor McLean, Seconded Councillor Zammit that Council:

- i. authorise the public exhibition of the amended Oran Park Turner Road Contributions Plan (now referred to as the Oran Park Contributions Plan) for a period of 28 days in accordance with the *Environmental Planning and Assessment Regulations 2021*; and
- ii. following the exhibition period, be provided a further report to consider submissions received during the exhibition period.

ORD121/23 THE MOTION ON BEING PUT WAS **CARRIED**