

20 January 2020



Mr Ron Moore
General Manager
Camden Council
PO Box 183
Camden NSW 2570

Via email: mail@camden.nsw.gov.au

Dear Ron,

RE: Proposed Dedication of Constrained Lands Policy

The Urban Development Institute of Australia (UDIA) NSW is the leading industry body representing the interests of the urban development sector. UDIA represents over 500 members in NSW, and advocates for better planning, timely and affordable housing, and the building of vibrant communities to increase local job opportunities.

UDIA commends Camden Council for providing a clear and transparent policy for the dedication of constrained land, and for your willingness to consider accepting the dedication of this land. UDIA believes that better strategic outcomes can be achieved for constrained land corridors when they are under single ownership by Council for the benefit of the community. We also recognise the importance of ensuring a reasonable maintenance burden for Council.

However, UDIA is concerned by the proposed requirement that the Developer will be required to pay for maintenance costs of the land for a minimum period of five years from the date of practical completion of establishment works (paragraph 7.2 of the draft Policy).

Under the proposed Policy, the Developer is required to undertake establishment works based on significant planning for the constrained land, including identifying material public benefit and preparing a contaminated land assessment and Plan of Management. Any landscaping and embellishment works are to be approved by Council. UDIA supports these planning and approval requirements, in part because they give Council the opportunity to ensure that all ongoing maintenance costs are minimised.

In addition, housing can be reasonably expected to have been delivered within two years of the completion of the subdivision works. Therefore, Council is likely to have started receiving rates revenue from the development within two years. UDIA believes these rates are the appropriate funding mechanism for the maintenance of local public land, including land dedicated to council as part of the development.

UDIA recommends that Council consider reducing the proposed minimum maintenance funding period in paragraph 7.2 of the Policy from five years to two years.

Should you wish to discuss this submission, please contact Mr Keiran Thomas, Greater Western Sydney Manager on 0435 243 182 or at kthomas@udiansw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Mann', is positioned above the printed name and title.

Steve Mann
Chief Executive

Urban Development
Institute of Australia
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