

ANTICIPATED CHANGES TO THE ORCHARD HILLS NORTH DOCUMENTATION POST-EXHIBITION

FACT SHEET

It is anticipated that the documentation forming the Orchard Hills North public exhibition may be changed post-exhibition in response to several factors which are explained below.

FINANCIAL RISK MITIGATION

The report to Council's Ordinary Meeting of 27 June 2022 discusses several financial risks identified with the Orchard Hills North project. In response to these risks, the proponent has submitted two additional technical documents which will be considered by Council Officers throughout the exhibition period, including:

- Stormwater Management Addendum 14 June 2022 by JWP, which seeks to ultimately deliver a separate stormwater basin for each of Area A and Area B instead of a single ultimate basin, so as to separate the costs attributed to each area.
- TMAP Addendum 9 June 2022 by SCT Consulting, which seeks to clarify matters around nexus between Area A and the delivery of the North-South and East-West roads.

The financial risks associated with the project are to be addressed and resolved prior to the project being reported to and considered by Council post-exhibition for decision. Should the proposed mitigation measures be accepted, this may result in changes being required to be made to the Planning Proposal, draft DCP, draft 7.11 Plan, and draft VPA Offer following the exhibition.

As part of the mitigation of financial risks, the following processes will also be undertaken:

- Council is to obtain a commitment from state government for the construction of the North-South road and the acquisition of land required for that road.
- A State Voluntary Planning Agreement (State VPA) is to be drafted by the Department of Planning and Environment (DPE), relating to the land acquisition and construction of the North-South road, delivery of a potential new school site, and other contributions to upgrade the regional road network associated with the project.
- Council is to obtain a VPA Offer from non-Legacy landowners, focusing on the provision of land for the North-South road corridor and delivery of draft 7.11 Plan items relating to that land.
- Council is to obtain informal feedback from the Independent Pricing and Regulatory Tribunal of NSW (IPART) in relation to the draft 7.11 Plan.

REVIEW OF SUBMISSIONS MADE ON PUBLIC EXHIBITION

Council anticipates receiving submissions from members of the public and from government agencies on the public exhibition of the Orchard Hills North project. These submissions may identify issues to be addressed and resolved, and result in changes to be made to the documentation post-exhibition.

- Additional TMAP sensitivity testing will be conducted to test the re-assigning of traffic from Frogmore Rd to the East-West road.
- The requirements of the Gateway Determination will be considered to ensure that all requirements are met prior to final endorsement of the documentation.

COUNCIL OFFICER REVIEW OF DOCUMENTATION

Council Officers are to complete a comprehensive review of all the exhibited documentation, prepare feedback to the proponent and resolve outstanding matters.

AMENDMENTS TO THE DOCUMENTATION

Should the matters discussed above be resolved, most of the documentation forming the Orchard Hills North public exhibition will be amended to reflect the outcomes of that process. Given that the Planning Proposal, draft DCP, draft 7.11 Plan and draft VPA Offer are all inter-related, a change to one document will likely require a change to all the documents.

ADDRESS OTHER OUTSTANDING MATTERS

There are several other outstanding matters which will need to be resolved post-exhibition, including:

- Urban design analysis of the village centre area is to be undertaken to ensure the size and shape of the land can produce an appropriate urban design outcome.
- The proposed B2 Local Centre zone for the village centre will be translated to the new E1 Local Centre zone under DPE's Employment Zone Reform process.
- An affordable housing contribution will be determined, to form part of the VPA Offers submitted by landowners at the project site.
- An acoustic assessment of impacts of the M4 Motorway and the proposed North-South road corridor on nearby residential land will be undertaken to determine appropriate planning controls.

The revised documents will require endorsement by Council Officers prior to any future consideration by the elected Council for decision in respect to the Orchard Hills North project.